

**CITY OF SANTA BARBARA  
CITY COUNCIL  
REDEVELOPMENT AGENCY**

**Helene Schneider**  
*Mayor/Chair*  
**Bendy White**  
*Mayor Pro Tempore/Vice Chair*  
**Grant House**  
*Ordinance Committee Chair*  
**Dale Francisco**  
*Finance Committee Chair*  
**Frank Hotchkiss**  
**Randy Rowse**  
**Michael Self**



**James L. Armstrong**  
*City Administrator/  
Executive Director*

**Stephen P. Wiley**  
*City Attorney/Agency Counsel*

**City Hall**  
735 Anacapa Street  
<http://www.SantaBarbaraCA.gov>

**MARCH 1, 2011  
AGENDA**

**ORDER OF BUSINESS:** Regular meetings of the Finance Committee and the Ordinance Committee begin at 12:30 p.m. The regular City Council and Redevelopment Agency meetings begin at 2:00 p.m. in the Council Chamber at City Hall.

**REPORTS:** Copies of the reports relating to agenda items are available for review in the City Clerk's Office, at the Central Library, and <http://www.SantaBarbaraCA.gov>. In accordance with state law requirements, this agenda generally contains only a brief general description of each item of business to be transacted or discussed at the meeting. Should you wish more detailed information regarding any particular agenda item, you are encouraged to obtain a copy of the Council Agenda Report (a "CAR") for that item from either the Clerk's Office, the Reference Desk at the City's Main Library, or online at the City's website (<http://www.SantaBarbaraCA.gov>). Materials related to an item on this agenda submitted to the Council/Redevelopment Agency after distribution of the agenda packet are available for public inspection in the City Clerk's Office located at City Hall, 735 Anacapa Street, Santa Barbara, CA 93101, during normal business hours.

**PUBLIC COMMENT:** At the beginning of the 2:00 p.m. session of each regular Council/Redevelopment Agency meeting, and at the beginning of each special Council/Redevelopment Agency meeting, any member of the public may address them concerning any item not on the Council/Redevelopment Agency agenda. Any person wishing to make such address should first complete and deliver a "Request to Speak" form prior to the time that public comment is taken up by the Council/Redevelopment Agency. Should Council/Redevelopment Agency business continue into the evening session of a regular Council/Redevelopment Agency meeting at 6:00 p.m., the Council/Redevelopment Agency will allow any member of the public who did not address them during the 2:00 p.m. session to do so. The total amount of time for public comments will be 15 minutes, and no individual speaker may speak for more than 1 minute. The Council/Redevelopment Agency, upon majority vote, may decline to hear a speaker on the grounds that the subject matter is beyond their jurisdiction.

**REQUEST TO SPEAK:** A member of the public may address the Finance or Ordinance Committee or Council/Redevelopment Agency regarding any scheduled agenda item. Any person wishing to make such address should first complete and deliver a "Request to Speak" form prior to the time that the item is taken up by the Finance or Ordinance Committee or Council/Redevelopment Agency.

**CONSENT CALENDAR:** The Consent Calendar is comprised of items that will not usually require discussion by the Council/ Redevelopment Agency. A Consent Calendar item is open for discussion by the Council/Redevelopment Agency upon request of a Council/Agency Member, City staff, or member of the public. Items on the Consent Calendar may be approved by a single motion. Should you wish to comment on an item listed on the Consent Agenda, after turning in your "Request to Speak" form, you should come forward to speak at the time the Council/Redevelopment Agency considers the Consent Calendar.

**AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the City Administrator's Office at 564-5305 or inquire at the City Clerk's Office on the day of the meeting. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

**TELEVISION COVERAGE:** Each regular Council meeting is broadcast live in English and Spanish on City TV Channel 18, and rebroadcast in English on Wednesdays and Thursdays at 7:00 p.m. and Saturdays at 9:00 a.m., and in Spanish on Sundays at 4:00 p.m. Each televised Council meeting is closed captioned for the hearing impaired. Check the City TV program guide at [www.citytv18.com](http://www.citytv18.com) for rebroadcasts of Finance and Ordinance Committee meetings, and for any changes to the replay schedule.

## **ORDER OF BUSINESS**

- 12:00 Noon - Special Finance Committee Meeting, David Gebhard Public Meeting Room, 630 Garden Street
- 2:00 p.m. - City Council Meeting
- 2:00 p.m. - Redevelopment Agency Meeting

### **SPECIAL FINANCE COMMITTEE MEETING - 12:00 NOON IN THE DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET (120.03)**

#### **Subject: Proposed Grant To Housing Authority For Purchase Of Property At 1020 Placido Place**

Recommendation: That the Finance Committee consider and, if appropriate, recommend to the Redevelopment Agency Board approval of a grant of \$865,000 to the Housing Authority of the City of Santa Barbara for the acquisition of the property at 1020 Placido Place as a location for the Project Recovery Detox Facility.

**REGULAR CITY COUNCIL MEETING – 2:00 P.M.  
REGULAR REDEVELOPMENT AGENCY MEETING – 2:00 P.M.**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**CEREMONIAL ITEMS**

**1. Subject: Employee Recognition - Service Award Pins (410.01)**

Recommendation: That Council authorize the City Administrator to express the City's appreciation to employees who are eligible to receive service award pins for their years of service through March 31, 2011.

**CHANGES TO THE AGENDA**

**PUBLIC COMMENT**

**CONSENT CALENDAR**

**CITY COUNCIL**

**2. Subject: Minutes**

Recommendation: That Council waive the reading and approve the minutes of the regular meetings of December 21, and December 28, 2010 (cancelled), and the special meeting of January 10, 2011.

**3. Subject: Proposal To Allow Alcohol At Carrillo Recreation Center For Special Events (520.04)**

Recommendation: That Council:

- A. Concur with the Parks and Recreation Commission recommendation to allow alcohol consumption at the Carrillo Recreation Center for special events; and
- B. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Permitting the Consumption of Alcohol in Certain City-Owned Public Areas and Repealing Resolution No. 08-057.

## **CONSENT CALENDAR (CONT'D)**

### CITY COUNCIL (CONT'D)

**4. Subject: Agreement For Skofield Park Resident Caretaker (570.05)**

Recommendation: That Council authorize the Parks and Recreation Director to execute a Caretaker Rental Agreement for Skofield Park with Steven Spencer through February 28, 2012.

**5. Subject: Accept Grant Funding For Construction Of Mission Creek Fish Passage Project - Phase I (530.03)**

Recommendation: That Council:

- A. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Authorizing the Parks and Recreation Director to Accept Grant Funds from, and Execute a Grant Agreement for \$1,000,290 with, the California Department of Fish and Game Fisheries Restoration Grant Program for the Mission Creek Fish Passage Project - Construction Phase; and
- B. Increase the appropriation and estimated revenue by \$1,000,290 in the Creeks Division Capital Fund for the Mission Creek Fish Passage Project at the CalTrans Channels.

**6. Subject: Increase In Construction Change Order Authority For The Upper Las Positas Creek Restoration And Storm Water Management Project (540.14)**

Recommendation: That Council authorize an increase in the Public Works Director's Change Order Authority to approve expenditures for extra work for the Upper Las Positas Creek Restoration and Storm Water Management Project (Creeks Project), Contract No. 23,117, with Shaw Contracting, Inc. (Shaw), in the amount of \$12,328.17, for a total project expenditure authority of \$905,955.17.

**7. Subject: Set A Date For Public Hearing Regarding Planning Commission Denial Of Compassion Center of Santa Barbara County, 2915 De La Vina Street (640.07)**

Recommendation: That Council:

- A. Set the date of April 12, 2011, at 2:00 p.m. for hearing the appeal filed by Gilbert Gaynor, Attorney representing Patrick Fourmy, Compassion Center of Santa Barbara County, of the Denial of an application for property located at 2915 De la Vina Street, Assessor's Parcel No. 051-202-007, C-2 and SD-2 Commercial and Upper State Street Area Zones, General Plan Designation: General Commerce/Buffer. The proposed project involves permitting an existing Medical Marijuana Storefront Collective Dispensary within a 1,060 square-foot commercial building. The discretionary application required for this project is a Medical Marijuana Storefront Collective Dispensary Permit; and
- B. Set the date of April 11, 2011, at 1:30 p.m. for a site visit to the property located at 2915 De la Vina Street.

## **CONSENT CALENDAR (CONT'D)**

### **REDEVELOPMENT AGENCY**

#### **8. Subject: Minutes**

Recommendation: That the Redevelopment Agency Board waive the reading and approve the minutes of the special meeting of January 10, 2011.

### **NOTICES**

9. The City Clerk has on Thursday, February 24, 2011, posted this agenda in the Office of the City Clerk, on the City Hall Public Notice Board on the outside balcony of City Hall, and on the Internet.
10. Received a letter of resignation from Building and Fire Code Board of Appeals Member Bruce Burnworth; the vacancy will be part of the next City Advisory Group recruitment. (550.03)

**This concludes the Consent Calendar.**

## **REPORT FROM THE FINANCE COMMITTEE**

### **REDEVELOPMENT AGENCY REPORTS**

#### **11. Subject: Contract For Construction For The Fire Station No. 1 Administrative Office Building Project (520.04)**

Recommendation: That Council:

- A. Waive minor bid irregularities, reject the bid protest of Melchiori Construction, and award and authorize the Public Works Director and the Redevelopment Agency Deputy Director to execute a contract with Western Group, Inc. (Western), in the low bid amount of \$1,899,874 for construction of the Fire Station No. 1 Administrative Office Building Project (Project), Bid No. 3608;
- B. Authorize the Public Works Director and the Redevelopment Agency Deputy Director to execute a contract and approve expenditures up to \$284,981 to cover any cost increases that may result from contract change orders for extra work and differences between estimated bid quantities and actual quantities measured for payment;
- C. Authorize the Public Works Director and the Redevelopment Agency Deputy Director to execute a contract with Kruger Bensen Ziemer Architects, Inc. (KBZ), in the amount of \$136,200 for design support services during construction, and Leadership in Energy and Environmental Design (LEED) administrative services, and to approve expenditures of up to \$13,620 for extra services of KBZ that may result from necessary changes in the scope of work;

(Cont'd)

## REDEVELOPMENT AGENCY REPORTS (CONT'D)

### 11. (Cont'd)

- D. Authorize the General Services Manager to issue a Purchase Order to Fugro Consultants, Inc. (Fugro), in the amount of \$3,500 for materials testing and special inspection services, and to approve expenditures of up to \$500 for extra services of Fugro that may result from necessary changes in the scope of work;
- E. That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Approving and Adopting the Findings Required by Health and Safety Code Section 33445 for Redevelopment Agency Funding of Capital Improvements to the Fire Station No. 1 Administrative Office Building Project; and
- F. Authorize the General Services Manager to issue a Purchase Order to Keystone Engineering Solutions, Inc. (Keystone), in the amount of \$11,054 for LEED Commissioning services during construction.

## CITY COUNCIL ADMINISTRATIVE AND ATTORNEY REPORTS

### COMMUNITY DEVELOPMENT DEPARTMENT

#### 12. **Subject: Appointment Of Ad Hoc Council Subcommittee On Police Station Building Needs And Financing (520.04)**

Recommendation: That the City Council appoint a three member Ad Hoc Subcommittee of Councilmembers in order to advise the full Council on the Police Station building needs and potential financing mechanisms within the next ninety (90) days.

#### 13. **Subject: *Plan Santa Barbara (PlanSB)* General Plan Update (650.05)**

Recommendation: That Council:

- A. Receive a report from staff with input from the Council Ad Hoc Subcommittee; and
- B. Provide direction to Staff on next steps for future adoption of Plan Santa Barbara.

## MAYOR AND COUNCIL REPORTS

#### 14. **Subject: Appointments To City Advisory Groups (140.05)**

Recommendation: That Council make appointments to the Fire and Police Commission, the newly-established Neighborhood Advisory Council, and the Rental Housing Mediation Task Force.

## **COUNCIL AND STAFF COMMUNICATIONS**

## **COUNCILMEMBER COMMITTEE ASSIGNMENT REPORTS**

## **CLOSED SESSIONS**

### **15. Subject: Conference With Labor Negotiator (440.05)**

Recommendation: That Council hold a closed session, per Government Code Section 54957.6, to consider instructions to City negotiator Kristy Schmidt, Employee Relations Manager, regarding negotiations with General, Treatment and Patrol, and Supervisory bargaining units and regarding discussions with unrepresented management about salaries and fringe benefits.

Scheduling: Duration, 30 minutes; anytime

Report: None anticipated

## **ADJOURNMENT**

CITY OF SANTA BARBARA  
**FINANCE COMMITTEE**  
SPECIAL MEETING AGENDA

DATE: March 1, 2011

Dale Francisco, Chair

TIME: 12:00 Noon

Michael Self

PLACE: David Gebhard Public Meeting Room  
630 Garden Street

Bendy White

James L. Armstrong  
City Administrator

Robert Samario  
Finance Director

**ITEM TO BE CONSIDERED:**

**Subject: Proposed Grant To Housing Authority For Purchase Of Property At  
1020 Placido Place**

Recommendation: That the Finance Committee consider and, if appropriate, recommend to the Redevelopment Agency Board approval of a grant of \$865,000 to the Housing Authority of the City of Santa Barbara for the acquisition of the property at 1020 Placido Place as a location for the Project Recovery Detox Facility.





# CITY OF SANTA BARBARA

## FINANCE COMMITTEE AGENDA REPORT

**AGENDA DATE:** March 1, 2011

**TO:** Finance Committee

**FROM:** Housing and Redevelopment Division, Community Development Department

**SUBJECT:** Proposed Grant To Housing Authority For Purchase Of Property At 1020 Placido Place

### RECOMMENDATION:

That the Finance Committee consider and, if appropriate, recommend to the Redevelopment Agency Board approval of a grant of \$865,000 to the Housing Authority of the City of Santa Barbara for the acquisition of the property at 1020 Placido Place as a location for the Project Recovery Detox Facility.

### BACKGROUND:

As part of the Redevelopment Agency Fiscal Year 2011 Budget presentation held on May 5, 2010, the Agency Board considered setting aside up to \$1,000,000 to assist in the acquisition of a property to house Project Recovery Detox Center (Detox Center) to facilitate a relocation from Casa Esperanza. At that time, the Agency Board decided to keep the funds in the Redevelopment Agency's Project Contingency Account and directed Staff to continue to work with the appropriate parties in an attempt to locate a suitable property acquisition. If an opportunity arose for the purchase of a property to house the new Detox Center, the Agency Board would consider it at that time.

### DISCUSSION:

The Project Recovery Detox Center is currently located at Casa Esperanza (816 Cacique Street) and provides a safe, alcohol-and drug-free environment for the treatment of substance abuse issues. The Council on Alcoholism and Drug Abuse (CADA) currently leases space from Casa Esperanza. The program is a 14-day, social model residential detoxification program. Clients attend daily 12-Step meetings, participate in two early recovery groups and receive individual counseling and discharge planning. The Detox Center can currently hold a maximum of 12 men. Women are transported to Santa Maria for similar detox services and programs.

The location of the Detox Center in the Casa Esperanza facility has proven to be operationally challenging for both CADA and Casa Esperanza. Both agree that Casa Esperanza is not an ideal location for the detox facility and a different location would be beneficial to both parties. Participants in the Detox Center are at the beginning phase of taking positive strides towards overcoming their addiction(s). Participants at the Casa Esperanza Homeless Shelter may or may not have a drug or alcohol problem and may or may not be involved in recovery programs such as CADA's Project Recovery Detox Center.

Casa Esperanza management has long expressed a desire to provide a more controlled environment for their participants, staff, and the general public. Casa Esperanza requested some time ago that CADA begin the search for a new facility. CADA's lease at Casa Esperanza was not renewed at the end of 2010. CADA is currently operating under a month-to-month arrangement as it proactively looks for a new location. By relocating the Detox Center to another site, Casa Esperanza will have the ability to more tightly control the participants in their various programs by creating one point of entry and one point of exit. Providing Casa Esperanza with more control over entry and exit points as well as program participants will allow Casa Esperanza to continue to strengthen their support services. These proposed changes may also alleviate activities in the surrounding area that have been a source of concern from neighbors and the public.

Relationship to *Strategies to Address Community Issues Related to Homelessness in the City of Santa Barbara*: On February 24, 2009, City Council approved the *Strategies to Address Community Issues Related to Homelessness in the City of Santa Barbara* and directed staff to implement each of the 12 recommended strategies. Recommendation #8 states: "The significant need for additional detox beds is recognized and staff is directed to work with relevant agencies to help them with securing locations and funding for more detox beds and recovery beds for homeless individuals with substance abuse problems." On March 30, 2010, staff provided an update on all the strategies including efforts by a working subcommittee of the South Coast Homeless Advisory Committee to find a suitable location for the Detox Center.

Property Search: The search for a new location has been ongoing for over one year and has been a regional collaborative effort between Mayor Helene Schneider, Councilmember Dale Francisco, Redevelopment Agency staff, the Office of Third District County Supervisor Doreen Farr, the Housing Authority, Casa Esperanza, Santa Barbara County Alcohol, Drug and Mental Health Services Department, and CADA. Through these discussions, the working group developed a concept where the Housing Authority could own a property and sublease the property to CADA for the Project Recovery Detox Facility. CADA would operate the facility as they do now and the Santa Barbara County Alcohol, Drug and Mental Health Services Department would continue to provide operational funding for the facility. The Housing Authority and CADA have also received a commitment from a local non-profit to provide up to \$25,000 for renovations necessary to accommodate ADA requirements at the property.

Numerous properties have been reviewed but the various legal requirements for a detoxification facility are many and thus, finding a property has been challenging. However, the Housing Authority has found a property that would allow for the operation of the Detox Center and meets the various ADA and State standards required of such a facility. The Housing Authority has submitted an offer for 1020 Placido Place (see attachment). The property was listed at \$975,000 and includes a total of 1,952 square feet, three bedrooms, four bathrooms on a 6,534 square foot lot. The property is in good condition and is located in the downtown core providing easy access to transportation and other amenities. The Housing Authority has negotiated a purchase price for the

property of \$865,000. The purchase price is equal to the value recently appraised by David Jasso & Associates. The Housing Authority seeks Agency financing in the full amount of the purchase price. Closing costs for the transaction would be paid for by the Housing Authority.

Agency Grant: The requested Agency grant would be secured by a deed of trust recorded against the property in first position. The grant would only become payable in the unlikely event that the grant funds were misused. Given the appraised value of \$865,000 for the property, the Agency grant would be completely secured.

Agency Housing Setaside funds cannot be used for this project because this type of facility does not meet the definition of permanent or transitional housing required for the use of Housing Setaside funds.

The property is located inside the Central City Redevelopment Project Area and Agency funds may be used for the property acquisition if the Agency Board approves the funding and the City Council makes certain findings of fact.

If the property were purchased, the Housing Authority's intent would be to lease the property to CADA at a below-market rent. The Housing Authority would be responsible for maintenance and repairs to the property. CADA would be responsible for the day-to-day operations of the Project Recovery Detox Center. Agency staff would reserve the right to review and approve the terms of the lease.

Public Outreach: The Housing Authority and CADA held a neighborhood meeting on February 22. Notices were mailed out to property owners within 300 feet of the property and the Housing Authority and CADA canvassed the immediate neighborhood leaving notices on door steps and mailboxes. The Housing Authority and CADA plan on having at least one more public outreach meeting prior to the close of escrow.

#### **BUDGET/FINANCIAL INFORMATION:**

Funding for the \$865,000 grant is proposed to come from the Redevelopment Agency's Project Contingency Account. The account currently has a balance of \$2,153,768 which is adequate to cover the current grant request.

**ATTACHMENTS:**

1. Aerial Map of 1020 Placido Street
2. Funding Request Letter from the Housing Authority, dated January 31, 2011
3. Letter of Support from the County of Santa Barbara, dated February 1, 2011
4. Letter of Support from CADA, dated February 2, 2011

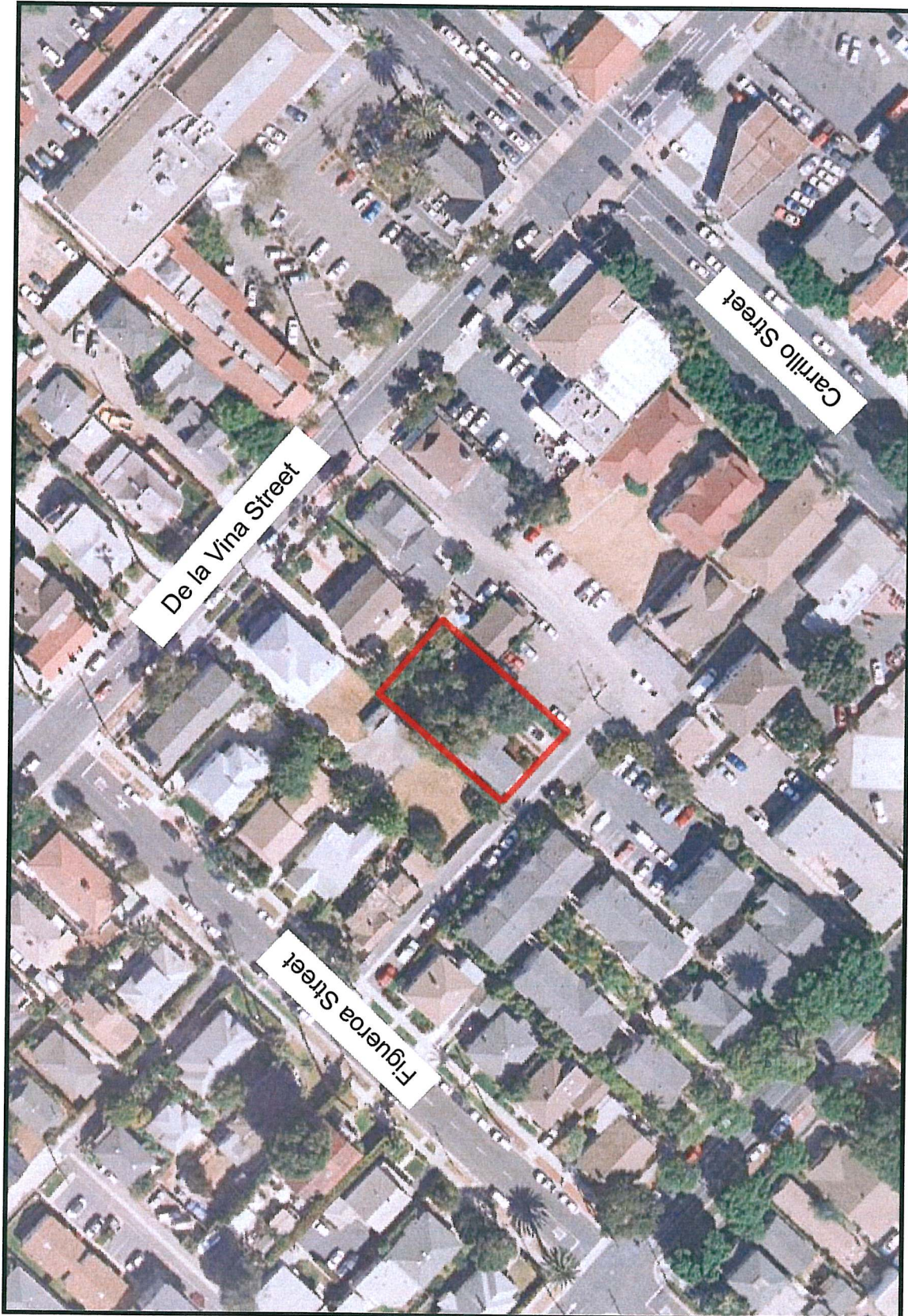
**PREPARED BY:** Brian J. Bosse, Housing and Redevelopment Manager

**SUBMITTED BY:** Paul Casey, Assistant City Administrator

**APPROVED BY:** City Administrator's Office



1020 Placido Place







## HOUSING

AUTHORITY OF THE  
CITY OF SANTA BARBARA808 Laguna Street / Santa Barbara  
California / 93101Tel (805) 965-1071  
Fax (805) 564-7041

January 31, 2011

**HAND DELIVERED**

Mr. Brian Bosse, Housing and Redevelopment Manager  
Housing & Redevelopment Division  
City of Santa Barbara  
630 Garden St.  
Santa Barbara, CA 93101

RE: REQUEST FOR CITY RDA FUNDS FOR THE ACQUISITION OF REAL  
PROPERTY LOCATED AT 1020 PLACIDO PLACE

Dear Brian,

As you know, the Housing Authority has been assisting the County's Alcohol, drug and Mental Health Services Department (ADMHS), the Casa Esperanza Homeless Center and the Council on Alcoholism and Drug Abuse (CADA) to locate a suitable replacement site for CADA's social model detox/transitional housing program for low income persons and the homeless. The program is currently housed at Casa Esperanza and has proven to be a poor location for this service. Also, the space is inadequate in terms of size, layout and proximity to surrounding uses. Moving it will also realize better property control for Casa Esperanza that the Milpas neighborhood seeks. CADA has requested the Housing Authority's participation as the landowner of the new facility due to our knowledge and abilities relative to residential real estate development and property management.

After viewing several possible locations, the Housing Authority and CADA have identified an available property deemed well located and appropriate for all involved parties. The property is located on Placido Place, a small street off of the 300 block of West Figueroa Street, between Castillo and Bath Streets. This is an owner occupied single family home of approximately 1,952 square feet with 3 large bedrooms, a ground floor den that can be converted to a bedroom, 4 full bathrooms, an attached two-car garage and additional onsite parking. Since it is owner occupied and listed for sale, there are no relocation issues or costs to the Housing Authority. Additionally, the site is located within the Central City Redevelopment Project Area, and the purchase would be a good use of Redevelopment Agency funds. To this end, we are seeking a capital grant from the Redevelopment Agency (RDA) to cover the full cost of this acquisition in the amount of \$865,000.

Given the fact that the property is well suited for the identified need, on January 19, 2011, the Housing Authority Commission adopted Resolution No. 2436 (copy enclosed). The Resolution authorizes Housing Authority staff to negotiate a purchase price less than the listing price of \$975,000 subject to securing an independent appraisal that substantiated the offer amount. The Housing Authority has since negotiated a purchase price of \$865,000 subject to an appraisal and to securing Redevelopment Agency funding. David Jasso & Associates was hired by the Housing Authority to provide an independent, fair market value appraisal of the subject property and we anticipate receipt of the appraisal within twelve days.

Mr. Brian Bosse  
Funding Request – 1020 Placido Place  
January 31, 2011  
Page 2

The Housing Authority intends to lease the property at a nominal rate (\$1200/mo. has been proposed) to CADA for their operations. The enclosed proforma shows that, at best, the property will be operating at just above a break-even point assuming the master lease of \$1200 per month. Should the use change in the future, staff believes it would be a good addition to the Authority's Non-HUD rental inventory, most likely as a group home for special needs populations.

If the City/RDA staff finds this request to be reasonable and appropriate, we ask that it be placed before the City Council/RDA in the next 30 days for consideration. With our request moving forward at the City Council/RDA level, we would plan on close of escrow or before March 31, 2011.

As always, the Housing Authority Commission and staff are hopeful that you will agree with the wisdom of this acquisition, its planned use as well as the structure of our requested financing.

Sincerely,

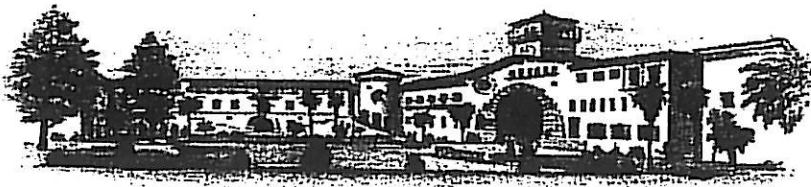
HOUSING AUTHORITY OF THE  
CITY OF SANTA BARBARA

A handwritten signature in dark ink, appearing to read "Rob Pearson", with a stylized flourish at the end.

ROBERT G. PEARSON  
Executive Director/CEO

Encls.

cc: Housing Authority Commission



COUNTY OF SANTA BARBARA  
*Making a Difference Since 1962*  
Alcohol, Drug & Mental Health Services  
Alcohol and Drug Program  
300 North San Antonio Road, Bldg.3, Santa Barbara, CA 93110-1332  
Telephone: (805) 681-5440 Facsimile: (805) 681-5413

Ann Detrick, PhD  
Director

February 1, 2011

Robert G. Pearson  
Executive Director/CEO  
Housing Authority of the City of Santa Barbara  
808 Laguna Street  
Santa Barbara, CA 93101

Helene Schneider  
Mayor, City of Santa Barbara  
735 Anacapa St.  
Santa Barbara, CA 93101

Dear Mr. Pearson and Mayor Schneider:

On behalf of the County of Santa Barbara Alcohol, Drug and Mental Health Services (ADMHS), our Department is hereby requesting assistance from the Housing Authority of the City of Santa Barbara and the City of Santa Barbara Redevelopment Agency to secure a new social detoxification facility in Santa Barbara.

Detoxification services are a priority for ADMHS. For the past six years, ADMHS has contracted with the Council on Alcoholism and Drug Abuse (CADA) to provide a 12-bed social detoxification service in South County at its current location, Casa Esperanza Homeless Shelter. Our Department provides \$233,790 annually to CADA for this detoxification service. As our ADMHS contractor, CADA has had a lease agreement with Casa Esperanza Homeless Shelter for use of space at the shelter.

Though the detoxification services at Casa Esperanza have been satisfactory, the location has been problematic. The current space is too small to facilitate adequate treatment activities, and the layout of the space has made it difficult to accommodate both men and women. Accordingly, for over a year, women from South County requiring detoxification services have been referred to services in North County.

Further, Casa Esperanza has indicated to CADA that it needs access to the space currently occupied by the detoxification services, and Casa Esperanza has asked CADA to relocate to another site.

ADMHS and CADA have therefore been resolved to move these detoxification services to a more appropriate location. Both ADMHS and CADA are very appreciative that the City Housing Authority has been diligently working in partnership with our organizations to find a more appropriate location for South County detoxification services. Several properties have been considered.

The property presently under consideration on 1020 Placido Place is very suitable. With relatively minor modifications to address the requirements for physically disabled persons, this property will satisfy the State of California Alcohol and Drug Programs (ADP) Detoxification Guidelines and will be able to serve both men and women. ADMHS and CADA regard this as a very desirable location for social detoxification in South County.

Marianne Garrity, R.N.  
Deputy Director  
Administration

Tom Alvarez, CPA  
Assistant Director  
Finance

Edwin Feliciano, MD  
Medical Director  
Assistant Director

John Doyel, MA, CADC-II  
Program Manager  
Alcohol & Drug Programs

Page Two

The Housing Authority would lease the space to CADA, and AMDHS would continue to contract with CADA for the delivery of services. ADMHS therefore respectfully requests the assistance of the City Housing Authority and the City of Santa Barbara Redevelopment Agency in securing a property for these important detoxification services.

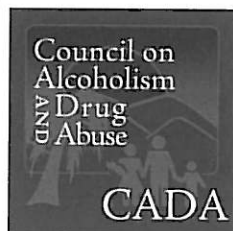
Thank you very much.

Sincerely,

*Ann Detrick*

Ann Detrick, PhD  
Director, Alcohol, Drug and Mental Health Services





# The Council on Alcoholism and Drug Abuse

*Building a safer, healthier community by preventing  
and treating alcoholism and drug abuse*

February 2, 2011

Helene Schneider  
Mayor, City of Santa Barbara  
735 Anacapa Street  
Santa Barbara, CA 93101

Robert G. Pearson  
Executive Director/CEO  
Housing Authority of the City of Santa Barbara  
808 Laguna Street  
Santa Barbara, CA 93101

RECEIVED

FEB 07 2011

MAYOR & CITY CLERK  
SANTA BARBARA, CA

Dear Mayor Schneider and Mr. Pearson:

The purpose of this communication is request your support and approval of the request to assist The Council on Alcoholism and Drug Abuse ("CADA") to move into a new residential detox treatment facility in the City of Santa Barbara.

As a contractor for the County of Santa Barbara Alcohol, Drug and Mental Health Services ("ADMHS") CADA has operated a 12-bed, 1200 sq. ft. residential detox treatment facility at the Casa Esperanza ("CASA") homeless shelter since 2004. Each year, approximately 250 clients receive detoxification services in an effort to achieve safe and supportive withdrawal from alcohol and/or other drugs, and to effectively facilitate the client's transition into treatment services, ongoing recovery and permanent sobriety. Monitored residential detoxification services are appropriate for participants assessed as not requiring medication for the management of withdrawal, but require this level of service to complete detoxification and enter into continued treatment or self-help recovery because of inadequate home supervision or support structure. This level is characterized by its emphasis on peer and social support.

Most of the clients are considered poor, and unable to contribute financially in a substantial way to their recovery. Approximately 89 % of the clients report to be from Santa Barbara and approximately 25 % are homeless. In December 2009, the facility was limited to males only, as the need for detox beds was greatest for men and the logistics of the space did not allow for an effective simultaneous use by both men and women. Local females are presently being treated at facilities in either Lompoc or Santa Maria.

CASA has communicated to CADA that in the face of financial and community pressures, and in order to improve security and operational efficiency at the Cacique facility, CADA's detox facility needs to vacate the space as soon as possible. In October 2010, CASA gave CADA written notice to move out of the leased space no later than January 1, 2011.

For the past year, CADA has diligently looked for an appropriate facility with the support of ADMHS and various agencies of the City of Santa Barbara, but no properties met the qualifications needed for a possible detox treatment program. A suitable facility should be approximately 2000 sq.ft, with preferable 3 or 4 bedrooms, 2 or 3 bathrooms, a group/day room, small kitchen, and some outdoor space such as a back yard. A minimum of one bedroom and one bathroom must comply with ADA regulations as defined in State guidelines, under which the treatment program is licensed and certified. The facility should also meet on site parking requirements (including ADA parking), and be compatible with the neighborhood. Clients are monitored 24 hours per day, 7 days per week and are not allowed to leave the premises without supervision.

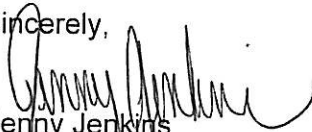
We believe we have finally located a facility that can meet all criteria at the 1020 Placido address.

Financially, CADA is not in position to acquire a detox facility outright. CADA operates the program as a contractor under an annual contract from the County of Santa Barbara. While the County provides the majority of funding, additional support is provided by the City of Santa Barbara, the Human Services Fund, private donations and client fees based on a sliding income scale. No clients are turned away for lack of funds. As clients must be permanently monitored, a minimum of one staff member is on site around the clock. Over 90% of the annual budget provides for staff and supervision expenses. Still, this is lowest cost facility on the South Coast. CADA has supported this program through the years despite substantial financial deficits in the last 5 years, but the program is currently at break even.

CADA has paid \$ 1,200 per month to Casa Esperanza for the use of the space and proposes a similar arrangement with the Housing Authority.

Without a location, this vital program will not exist. The Council on Alcoholism and Drug Abuse respectfully asks your support in making this residential detox treatment facility a reality in Santa Barbara.

Sincerely,



Penny Jenkins  
President/CEO

The Council on Alcoholism and Drug Abuse



# **CITY OF SANTA BARBARA**

## **COUNCIL AGENDA REPORT**

**AGENDA DATE:** March 1, 2011

**TO:** Mayor and Councilmembers

**FROM:** City Administrator's Office

**SUBJECT:** Employee Recognition – Service Award Pins

**RECOMMENDATION:**

That Council authorize the City Administrator to express the City's appreciation to employees who are eligible to receive service award pins for their years of service through March 31, 2011

**DISCUSSION:**

Since 1980, the City Employees' Recognition Program has recognized length of City Service. Service award pins are presented to employees for every five years of service. Those employees achieving 25 years of service or more are eligible to receive their pins in front of the City Council.

Attached is a list of those employees who will be awarded pins for their service through March 31, 2011.

**ATTACHMENT:** March 2011 Service Awards

**SUBMITTED BY:** Marcelo A. López, Administrative Services Director

**APPROVED BY:** City Administrator's Office

**MARCH 2011 SERVICE AWARDS**

March 1, 2011, Council Meeting

**5 YEARS**

Michelle Sanchez, Accounting Assistant, Finance  
Nicole Moore, Building Inspector Aide, Community Development  
Crystal Bedolla, Police Officer, Police  
Gary Gaston, Police Officer, Police  
David Thornburgh, Senior Real Property Agent, Public Works  
Michael Cloonan, Senior Engineering Technician, Public Works  
Autumn Malanca, Water Resources Specialist, Parks and Recreation

**10 YEARS**

Barrett Hoffman, Fire Captain, Fire  
Trever Jones, Fire Engineer, Fire  
Bradley Waters, Fire Engineer, Fire  
Matthew Wilson, Fire Engineer, Fire  
Robert Jensen, Fire Engineer, Fire  
Chad Hunt, Police Sergeant, Police  
Susan Young, Neighborhood and Outreach Services Supervisor, Parks and Recreation  
Kathleen Sullivan, Marketing Coordinator, Parks and Recreation

**15 YEARS**

Robert Samario, Finance Director, Finance  
Shaun Mapes, Automotive/Equipment Technician, Public Works  
Carlos Lamas, Meter Reader, Public Works  
Roger Tousignant, Control Systems Operating Specialist, Public Works

**20 YEARS**

Leif Reynolds, Project Engineer II, Public Works  
John Booth, Streets Maintenance Worker II, Public Works  
Georgina Lopez, Streets Maintenance Coordinator, Public Works  
Fernando Banales, Streets Maintenance Worker II, Public Works

**25 YEARS**

Theresa Brown, Recreation Supervisor I, Parks and Recreation



# **CITY OF SANTA BARBARA CITY COUNCIL MINUTES**

## **REGULAR MEETING December 21, 2010 COUNCIL CHAMBER, 735 ANACAPA STREET**

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The regular meeting of the City Council, scheduled for 2:00 p.m. on December 21, 2010, was cancelled by the Council on November 9, 2010.

The next regular meeting of the City Council is scheduled for January 11, 2011, at 2:00 p.m. in the Council Chamber.

SANTA BARBARA CITY COUNCIL

SANTA BARBARA  
CITY CLERK'S OFFICE

\_\_\_\_\_  
HELENE SCHNEIDER  
MAYOR

ATTEST: \_\_\_\_\_  
BRENDA ALCAZAR, CMC  
DEPUTY CITY CLERK



# **CITY OF SANTA BARBARA CITY COUNCIL MINUTES**

## **REGULAR MEETING December 28, 2010 COUNCIL CHAMBER, 735 ANACAPA STREET**

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The regular meeting of the City Council, scheduled for 2:00 p.m. on December 28, 2010, was cancelled by the Council on November 24, 2009.

The next regular meeting of the City Council is scheduled for January 11, 2011, at 2:00 p.m. in the Council Chamber.

SANTA BARBARA CITY COUNCIL

SANTA BARBARA  
CITY CLERK'S OFFICE

\_\_\_\_\_  
HELENE SCHNEIDER  
MAYOR

ATTEST: \_\_\_\_\_  
BRENDA ALCAZAR, CMC  
DEPUTY CITY CLERK



# **CITY OF SANTA BARBARA**

## **CITY COUNCIL MINUTES**

### **SPECIAL MEETING**

**January 10, 2011**

**CHASE PALM PARK RECREATION CENTER, 236 E. CABRILLO BLVD.**

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### **CALL TO ORDER**

Mayor Helene Schneider called the joint meeting of the Council and the Agency to order at 1:32 p.m.

### **ROLL CALL**

Councilmembers present: Dale Francisco (1:43 p.m.), Frank Hotchkiss, Grant House, Randy Rowse, Michael Self, Bendy White, Mayor Schneider.

Councilmembers absent: None.

Staff present: City Administrator James L. Armstrong, Assistant City Administrator/Community Development Director Paul Casey, City Attorney Stephen P. Wiley, Deputy City Clerk Susan Tschech.

### **PUBLIC COMMENT**

No one wished to speak.

### **NOTICES**

The City Clerk has on Thursday, January 6, 2011, posted this agenda in the Office of the City Clerk, on the City Hall Public Notice Board on the outside balcony of City Hall, and on the Internet.

### **WORK SESSIONS**

#### **Subject: Police Station Building Assessment Work Session (320.01)**

Recommendation: That Council and the Redevelopment Agency (RDA) Board hold a work session to receive a status update on the Police Station Building Assessment and provide feedback as necessary for staff to further develop options or take action in the future.

(Cont'd)

## **Subject: Police Station Building Assessment Work Session (Cont'd)**

### **Documents:**

January 10, 2011, report from the Public Works Director and the Assistant City Administrator/Community Development Director/Deputy Director.

### **Speakers:**

- Staff: Assistant City Administrator/Community Development Director/Deputy Director Paul Casey, Principal Engineer Joshua Haggmark, Chief Building Official George Estrella, City Administrator/Executive Director James Armstrong, Police Chief Camarino Sanchez, Housing and Redevelopment Manager Brian Bosse, City Attorney/Agency Counsel Stephen P. Wiley.
- Santa Barbara Police Officers Association: President Eric Beecher.
- Members of the Public: Steven Amerikaner.

### **Discussion:**

Staff explained that the police station is a unique building, it is nearing the end of its useful life, and that following a significant seismic event, the building may not be suitable for ongoing operations. Three options for renovating the existing building or rebuilding on the current site, along with the estimated costs of those options, were presented. Staff also described an analysis made of alternative sites for the police station and options for funding the costs of a project. A consensus was reached among Council/Agency members to construct a new building on the existing site. Staff will return to the Council/Agency in the near future with recommendations for undertaking the project.

## **ADJOURNMENT**

Mayor Schneider adjourned the meeting at 3:05 p.m.

SANTA BARBARA CITY COUNCIL

SANTA BARBARA  
CITY CLERK'S OFFICE

_____ATTEST:_____	
HELENE SCHNEIDER	SUSAN TSCHECH, CMC
MAYOR	DEPUTY CITY CLERK





# **CITY OF SANTA BARBARA**

## **COUNCIL AGENDA REPORT**

**AGENDA DATE:** March 1, 2011

**TO:** Mayor and Councilmembers

**FROM:** Recreation Division, Parks and Recreation Department

**SUBJECT:** Proposal To Allow Alcohol At Carrillo Recreation Center For Special Events

**RECOMMENDATION:** That Council:

- A. Concur with the Parks and Recreation Commission recommendation to allow alcohol consumption at the Carrillo Recreation Center for special events; and
- B. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Permitting the Consumption of Alcohol in Certain City-Owned Public Areas and Repealing Resolution No. 08-057.

### **DISCUSSION:**

The Department has 15 community buildings of which ten are available for use by private reservation. The facilities are desirable for events because they are affordable and generally well-maintained. Many of them include other amenities such as incredible views or settings, kitchens, ballrooms, conference rooms, parking facilities, and set up equipment. The serving of alcohol is allowed by permit, which is an important consideration for most private rentals of these facilities. The Department recommends changing the applicable council resolution to allow alcohol by permit at the newly renovated Carrillo Recreation Center to facilitate increased facility rentals and revenue at the renovated facility.

### **Background**

Resolution No. 08-057 of the City Municipal Code permits the consumption of alcohol or the possession of an open container in certain City-owned public areas, including recreational facilities designated for reserved group use while such areas have been reserved and are being used in accordance with a valid group use reservation agreement or permit issued by the Parks and Recreation Director. Recreation facilities currently included in the resolution are:

- Cabrillo Pavilion Arts Center & Bathhouse
- Chase Palm Park Center
- Casa las Palmas
- Franklin Community Center
- Louise Lowry Davis Center

- MacKenzie Adult Building
- MacKenzie Lawn Bowls Club
- Ortega Welcome House
- Santa Barbara Lawn Bowls Club
- Westside Community Center

A spectacular \$7.3 million renovation of the Carrillo Recreation Center will be completed in March 2011, presenting an opportunity for new use at this facility. The size of the facility's ballroom and meeting rooms creates an attractive large scale indoor venue for non-profit fundraisers, weddings, and special events which would compliment the current use for programs, dances, and concerts. The Department has received numerous inquiries regarding dates and use policies for the facility, including whether alcohol can be served. As part of the Department's Fiscal Year 2012 expenditure and revenue budgets, the Department will be proposing a business plan to introduce new use of the facility for large events. Based on experience with other facilities, the ability to serve alcohol will greatly enhance event reservations and revenues.

### **Rental Facility Alcohol Policies**

In order to minimize the impact to residents and businesses in the surrounding neighborhoods and provide safe public and private events, policies regarding alcohol are implemented in a uniform way at recreation facilities. Policies include:

- Scope of event (type of event, number of attendees, type of music, additional equipment, etc.) is considered when determining whether the event is appropriate for the facility and surrounding neighborhood.
- Alcohol sales require an Alcohol and Beverage Control permit and City approval.
- Alcohol is not allowed at youth oriented events (birthdays, graduations, rites of passage, teen dances).
- Security Guards and monitors may be required by City staff.

### **Proposal to Allow Alcohol at the Carrillo Recreation Center**

The Department is interested in allowing alcohol by permit at the Carrillo Recreation Center for the following reasons:

- The recent renovation of the Carrillo Recreation Center has created new interest and opportunity at the site.
- Currently the Department's largest recreation facility that allows alcohol by permit, Cabrillo Pavilion Arts Center, has an occupant capacity of 250; Carrillo Recreation Center capacity is 500. This is anticipated to meet community demand for larger venues.
- Increased large scale event rentals will provide a new revenue opportunity for the Department.

## Public Meeting

In order to receive feedback from neighboring residents and businesses, a public meeting was held on December 16, 2010. A notification letter was mailed to residents and businesses located within 500 feet of the property, a meeting announcement sent to the media, and an announcement was posted at the facility for one week prior to the meeting.

The meeting was attended by two citizens: one regular swing dance participant and one business neighbor, as well as two department staff. The following concerns expressed by attendees and staff responses to those concerns were provided as follows:

*Will current recreation programs now be able to serve alcohol? This is the best place to dance "alcohol free". I don't want to see this change.* The policy change is only for permitted special events. Policies for regular recreation dances and programs would remain the same.

*Won't the introduction of beverages, food, and equipment used during a wedding or special event damage the floor?* Staff have checked with several flooring companies (including the original installer) and confirmed there is not a problem with this type of use. The floor will need to be cleaned after use (which is done currently).

*Will a "rock and roll" event be good for the floor? Will "mosh pits" be allowed?* Historically, dances have had upwards of 500 participants. The spring loaded floor was designed for large dances and compatible with this use. Mosh pits will not be allowed due to their hazardous nature.

*There is a shortage of large venues for concerts and dances in the City. Would the venue be available for concerts on a regular basis?* Though the Department is interested in expanding events offered, we also want to preserve our current community programs and their access to the ballroom. As takes place now for all programs, we will continue to evaluate use of the ballroom for program viability and participation, and downward trends may initiate changes to program times, etc. New event requests will be directed to current available dates, approximately two to four evenings per month.

Staff also recognizes that noise and parking from this expanded use may also affect the neighborhood, but feels the impacts will be minimal for the following reasons:

- Nearby properties are businesses that are closed during the evenings when most events would take place.
- Two City parking lots are within one block of the facility with plenty of spaces.

At their January 26, 2011, meeting, the Parks and Recreation Commission unanimously concurred with the recommendation to allow alcohol at the Carrillo Recreation Center. No public speakers came forward at the Commission meeting.

If the change is approved, alcohol will be allowed by permit beginning March 8, 2011.

**PREPARED BY:** Sarah Hanna, Recreation Programs Manager  
**SUBMITTED BY:** Nancy L. Rapp, Parks and Recreation Director  
**APPROVED BY:** City Administrator's Office

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF  
SANTA BARBARA PERMITTING THE CONSUMPTION OF  
ALCOHOL IN CERTAIN CITY-OWNED PUBLIC AREAS  
AND REPEALING RESOLUTION NO. ~~07-002~~08-057

WHEREAS, Santa Barbara Municipal Code Section 9.05.010 prohibits the public consumption or possession of alcohol for reasons relating to public health, safety and welfare; and

WHEREAS, Santa Barbara Municipal Code Section 9.05.010 provides for the designation of certain City owned public areas where the public consumption or possession of alcohol is permitted.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SANTA BARBARA THAT:

1. The consumption of alcohol or the possession of an open container of alcohol is allowed in the following parks or recreational facilities:

- a. Escondido Park
- b. Hidden Valley Park
- c. Hilda Ray Park
- d. La Coronilla Park
- e. Las Robles Park
- f. Mission Historical Park
- g. Orpet Park
- h. San Roque Park
- i. Santa Barbara Golf Club
- j. Skofield Park
- k. Stevens Park
- l. Sylvan Park

- m. Willowglen Park
- n. All City parks designated as Open Space by Council Resolution

2. The consumption of alcohol or the possession of an open container of alcohol is allowed in the following areas but only within those areas, buildings or facilities designated for reserved group use while such areas have been reserved and are being used in accordance with a valid group use reservation agreement or permit issued by the Parks and Recreation Director. The Parks and Recreation Director may require some method of separating the group use area, building or facility under reservation from the remainder of the park area when and where necessary and impose other group use requirements as deemed appropriate.

a. Cabrillo Pavilion Arts Center & Bathhouse

b. [Carrillo Recreation Center](#)

c. [Chase Palm Park](#)

~~e.d.~~ [Dwight Murphy Field](#)

~~d.e.~~ [East Beach Park](#)

~~e.f.~~ [Franklin Community Center](#)

~~f.g.~~ [Las Positas Tennis Courts](#)

~~g.h.~~ [Leadbetter Beach Park](#)

i. [Louise Lowry Davis Center](#)

~~h.j.~~ [MacKenzie Park](#)

~~i.k.~~ [Municipal Tennis Center](#)

~~j.l.~~ [Oak Park](#)

m. [Santa Barbara Lawn Bowls Club](#)

~~k.n.~~ [Shoreline Park](#)

~~l.o.~~ [Welcome House](#)

~~m.p.~~ [Westside Community Center](#)

~~n.Louise Lowry Davis Center~~

~~e.Santa Barbara Lawn Bowls Club~~

3. Resolution No. ~~07-002~~08-057 is repealed.



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** March 1, 2011

**TO:** Mayor and Councilmembers

**FROM:** Parks Division, Parks and Recreation Department

**SUBJECT:** Agreement For Skofield Park Resident Caretaker

**RECOMMENDATION:**

That Council authorize the Parks and Recreation Director to execute a Caretaker Rental Agreement for Skofield Park with Steven Spencer through February 28, 2012.

**DISCUSSION:**

**Background:**

The Parks and Recreation Department administers two resident caretaker agreements in City parks; Skofield Park and Franceschi Park. Steven Spencer has been the resident caretaker at Skofield Park for the last 30 years.

The Department recommends approval of a one-year rental agreement with Steven Spencer, effective March 1, 2011, through February 28, 2012, for caretaker services at Skofield Park.

The proposed caretaker agreement is consistent with the provisions of the side letter agreement between the Santa Barbara City Employees Association, Local 620 Service Employees International Union, AF of L, CIO, and the City of Santa Barbara regarding compensation of resident parks caretakers. The side letter specifies the compensation and working terms for resident caretakers. The proposed caretaker agreement specifies the rental terms for the caretaker residence consistent with provisions of California Wage Order 4-2001 and the side letter agreement.

The caretaker agreement and side letter agreement provide that the value of services performed by the Caretaker for the City by virtue of his presence at Skofield Park will serve as the in lieu payment of rent (\$381.20 per month) for the premises. Services identified in the side letter include:

- a. Opening and closing the park gates, custodial services in the park restrooms, park monitoring, and special event monitoring;



- b. Responding to security violations by observing and reporting incidents of fire, accidents, vandalism, illegal dumping, unauthorized camping, or other illegal or unauthorized activity;
- c. Protecting park property from damage and receiving comments and complaints from park users; and
- d. Maintaining a log of all time spent on caretaker services.

**BUDGET/FINANCIAL INFORMATION:**

No rent will be received as revenue, as tenant services are performed in lieu of rent.

**PREPARED BY:** Santos M. Escobar, Parks Manager

**SUBMITTED BY:** Nancy L. Rapp, Parks and Recreation Director

**APPROVED BY:** City Administrator's Office



# **CITY OF SANTA BARBARA**

## **COUNCIL AGENDA REPORT**

**AGENDA DATE:** March 1, 2011

**TO:** Mayor and Councilmembers

**FROM:** Creeks Division, Parks and Recreation Department

**SUBJECT:** Accept Grant Funding For Construction Of Mission Creek Fish Passage Project – Phase I

**RECOMMENDATION:** That Council:

- A. Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Authorizing the Parks and Recreation Director to Accept Grant Funds from, and Execute a Grant Agreement for \$1,000,290 with, the California Department of Fish and Game Fisheries Restoration Grant Program for the Mission Creek Fish Passage Project – Construction Phase; and
- B. Increase the appropriation and estimated revenue by \$1,000,290 in the Creeks Division Capital Fund for the Mission Creek Fish Passage Project at the CalTrans Channels.

### **DISCUSSION:**

#### **Introduction**

Over the last five years, the Creeks Division has worked with the California Department of Fish and Game (CDFG), National Oceanic and Atmospheric Administration (NOAA), Santa Barbara County Flood Control District, Environmental Defense Center, and community members to remove barriers to endangered steelhead trout migration and restore riparian habitat in Mission Creek.

#### **Background**

Mission Creek is considered the most viable stream for steelhead trout restoration in the City of Santa Barbara. Mission Creek contains high quality spawning and rearing habitat within the stream channels in the mid and upper watershed, and currently has an existing population of rainbow trout (freshwater version of steelhead trout). Mission Creek also has a documented historic run of steelhead trout, and in seven of the last ten years, steelhead trout have been recorded attempting to migrate upstream without success due to barriers within the stream channel.

### **Proposed Project**

The large concrete flood control channels along Mission Creek, known as the “CalTrans Channels”, are significant barriers to upstream steelhead trout migration. Removing these barriers will help provide access for steelhead trout to 3.9 miles of creek channel, which include two miles of moderate to high quality spawning and rearing habitat. Phase I of the construction will involve modifications to the upper (.3 mile long) channel, and Phase II will involve modifications to the lower (.8 mile long) channel.

Because Mission Creek is a seasonal creek, the ability of fish to swim through the constructed passage will be limited to periods of time during rainfall and for short periods of time after the succession of rainfall when there is sufficient flow in the creek. Although it may be feasible to augment water flows in the creek by making releases of water from Gibraltar Reservoir, such action would have a significant negative impact to the City’s water supplies. No requirement for Gibraltar water releases is contemplated in the construction and maintenance of this project.

The Creeks Division and Public Works Engineering Division will return to Council in June 2011 with a construction contract for approval. Phase I Project construction is scheduled to begin in July 2011 and be completed in October 2011.

### **BUDGET/FINANCIAL:**

In April 2010, the Creeks Division applied for a grant from the CDFG to construct Phase I of the Mission Creek Fish Passage Project at the CalTrans Channels. In February 2011, CDFG awarded the City \$1,000,290 in grant funds for the project. CDFG requires a Resolution from the City Council authorizing acceptance of the grant funds and execution of the grant agreement.

Pending Council approval, the CDFG grant funds will be used for construction of the project. With an estimated construction cost of \$1,500,000, the remaining construction costs would be covered by funds currently appropriated in the Creeks Division Capital Program.

### **SUSTAINABILITY IMPACT:**

The purpose of the project is to improve steelhead trout migration in Mission Creek when there is adequate water in the creek to allow the creek to flow. These efforts will contribute to local, regional, and federal objectives of removing migration barriers for the federally endangered steelhead trout.

**PREPARED BY:** Cameron Benson, Creeks Restoration/Clean Water Manager

**SUBMITTED BY:** Nancy L. Rapp, Parks and Recreation Director

**APPROVED BY:** City Administrator's Office

RESOLUTION NO: \_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA BARBARA AUTHORIZING THE PARKS AND RECREATION DIRECTOR TO ACCEPT GRANT FUNDS FROM, AND EXECUTE A GRANT AGREEMENT FOR \$1,000,290 WITH, THE CALIFORNIA DEPARTMENT OF FISH AND GAME FISHERIES RESTORATION GRANT PROGRAM FOR THE MISSION CREEK FISH PASSAGE PROJECT – CONSTRUCTION PHASE

Mission Creek Fish Passage Project – Construction Phase

WHEREAS, the City of Santa Barbara seeks to voluntarily undertake construction of a project to remove a barrier to fish passage in Mission Creek;

WHEREAS, the proposed project is a passive fish passage project and it is the understanding of the Council that it will not now, or in the future, obligate the City to provide water for passage augmentation or habitat enhancement;

WHEREAS, the City of Santa Barbara will enter into a grant agreement with the California Department of Fish and Game for construction of the Mission Creek Fish Passage Project at the Upper Caltrans Channel; and

WHEREAS, the California Department of Fish and Game has Agreed to provide the City of Santa Barbara with \$1,000,290 for the Mission Creek Fish Passage Project at the Upper Caltrans Channel.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SANTA BARBARA THAT:

1. The Parks and Recreation Director of the City of Santa Barbara is hereby authorized and directed to execute a grant agreement between the City of Santa Barbara and the California Department of Fish and Game for grant funds in an amount not to exceed \$1,000,290 for the Mission Creek Fish Passage Project at the Upper Caltrans Channel according to the terms and conditions set forth in the agreement; and
2. The Council appoints the Parks and Recreation Director as representative of the City of Santa Barbara to conduct negotiations, execute and submit all documents including, but not limited to, applications, agreements, amendments, payment requests and other documents which may be necessary for the completion of the proposed project.



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** March 1, 2011

**TO:** Mayor and Councilmembers

**FROM:** Engineering Division, Public Works Department  
Creeks Division, Parks and Recreation Department

**SUBJECT:** Increase In Construction Change Order Authority For The Upper Las Positas Creek Restoration And Storm Water Management Project

### RECOMMENDATION:

That Council authorize an increase in the Public Works Director's Change Order Authority to approve expenditures for extra work for the Upper Las Positas Creek Restoration and Storm Water Management Project (Creeks Project), Contract No. 23,117, with Shaw Contracting, Inc. (Shaw), in the amount of \$12,328.17, for a total project expenditure authority of \$905,955.17.

### DISCUSSION

#### BACKGROUND

On June 2, 2009, Council awarded a contract for the construction of the Golf Course Safety Plan Implementation Project (Golf Project) and the Creeks Project. The Golf Project completed the network of cart paths throughout the municipal golf course and relocated two greens complexes to improve course safety. The Creeks Project restored creek habitat and created a series of vegetated channels and storm water retention basins designed to improve the quality of water entering Las Positas Creek and the Arroyo Burro Estuary. The Creeks Project also reduced storm flow rates coming from the Samarkand neighborhood and the golf course, thus decreasing flooding potential along Las Positas Creek. Both projects were completed in 2010.

#### CURRENT STATUS

On September 15, 2009, Council accepted \$1,652,197 in federal grant funds to pay for a portion of the Creeks Project. While contractors had previously submitted bids for the project based on local prevailing wage rates, accepting the federal grant funds requires the City to pay federally-mandated prevailing wage rates in accordance with the Davis-Bacon Act. City staff worked closely with Shaw and the U.S. Department of Labor to determine and confirm that workers received Davis-Bacon wages. After thorough analysis, it was determined that one Shaw worker did not receive compensation in

accordance with federally mandated prevailing wage rates. Change order funds in the amount of \$12,328.17 are needed to comply with the Davis-Bacon Act requirements and the conditions of the federal grant.

**BUDGET/FINANCIAL INFORMATION:**

**FUNDING**

The proposed change order authority for the Creeks Project would increase to \$905,955.17. Council previously approved an additional \$675,000 to the Creeks Project change order authority for Shaw's contract to address damages resulting from design defects that were brought to light following a storm event in October 2009. These problems have since been rectified and an acceptable financial settlement was reached with all parties to reimburse the City for a majority of these additional costs. The following table summarizes the additional expenditures that are recommended for the Creeks Project.

**CREEKS PROJECT CHANGE ORDER FUNDING SUMMARY**

Original Change Order Authorization	\$ 218,627.00
Additional Change Order Authorization	\$ 675,000.00
Requested Change Order Allowance	\$ 12,328.17
<b>Total Proposed Change Order Authority for Creeks Project</b>	<b>\$ 905,955.17</b>

There are sufficient appropriated funds in the Creek Restoration/Water Quality Improvement Capital Fund to cover the extra work item.

**PREPARED BY:** Joshua Haggmark, Principal Civil Engineer/AF/mj  
Cameron Benson, Creeks Division Manager/gt

**SUBMITTED BY:** Christine F. Andersen, Public Works Director  
Nancy Rapp, Parks and Recreation Director

**APPROVED BY:** City Administrator's Office

**CITY OF SANTA BARBARA**  
**REDEVELOPMENT AGENCY MINUTES**

**Special Meeting**  
**January 10, 2011**  
**Council Chamber, 735 Anacapa Street**

**CALL TO ORDER**

Chair Helene Schneider called the joint meeting of the Agency and the City Council to order at 1:32 p.m.

**ROLL CALL**

Agency members present: Dale Francisco (1:43 p.m.), Frank Hotchkiss, Grant House, Randy Rowse, Michael Self, Bendy White, Chair Schneider.

Agency members absent: None.

Staff present: Executive Director/Secretary James L. Armstrong, Deputy Director Paul Casey, Agency Counsel Stephen P. Wiley, Housing and Redevelopment Manager Brian Bosse, Deputy City Clerk Susan Tschech.

**PUBLIC COMMENT**

No one wished to speak.

**NOTICES**

The City Clerk has on Thursday, January 6, 2011, posted this agenda in the Office of the City Clerk, on the City Hall Public Notice Board on the outside balcony of City Hall, and on the Internet.

**WORK SESSIONS**

**Subject: Police Station Building Assessment Work Session (320.01)**

Recommendation: That Council and the Redevelopment Agency (RDA) Board hold a work session to receive a status update on the Police Station Building Assessment and provide feedback as necessary for staff to further develop options or take action in the future.

Documents:

January 10, 2011, report from the Public Works Director and the Deputy Director/Assistant City Administrator/Community Development Director.

(Cont'd)

## **Subject: Police Station Building Assessment Work Session (Cont'd)**

### **Speakers:**

- Staff: Deputy Director/Assistant City Administrator/Community Development Director Paul Casey, Principal Engineer Joshua Haggmark, Chief Building Official George Estrella, Executive Director/City Administrator James Armstrong, Police Chief Camarino Sanchez, Housing and Redevelopment Manager Brian Bosse, Agency Counsel/City Attorney Stephen P. Wiley.
- Santa Barbara Police Officers Association: President Eric Beecher.
- Members of the Public: Steven Amerikaner.

### **Discussion:**

Staff explained that the police station is a unique building, it is nearing the end of its useful life, and that following a significant seismic event, the building may not be suitable for ongoing operations. Three options for renovating the existing building or rebuilding on the current site, along with the estimated costs of those options, were presented. Staff also described an analysis made of alternative sites for the police station and options for funding the costs of a project. A consensus was reached among Agency/Council members to construct a new building on the existing site. Staff will return to the Agency/Council in the near future with recommendations for undertaking the project.

## **ADJOURNMENT**

Chair Schneider adjourned the meeting at 3:05 p.m.

SANTA BARBARA  
REDEVELOPMENT AGENCY

SANTA BARBARA  
CITY CLERK'S OFFICE

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HELENE SCHNEIDER  
CHAIR

---

SUSAN TSCHECH, CMC  
DEPUTY CITY CLERK





## CITY OF SANTA BARBARA

### JOINT COUNCIL AND REDEVELOPMENT AGENCY AGENDA REPORT

**AGENDA DATE:** March 1, 2011

**TO:** Mayor and Councilmembers  
Chair and Boardmembers

**FROM:** Engineering Division, Public Works Department  
Housing and Redevelopment Division, Community Development  
Department

**SUBJECT:** Contract For Construction For The Fire Station No. 1 Administrative  
Office Building Project

**RECOMMENDATION:** That Council:

- A. Waive minor bid irregularities, reject the bid protest of Melchiori Construction, and award and authorize the Public Works Director and the Redevelopment Agency Deputy Director to execute a contract with Western Group, Inc. (Western), in the low bid amount of \$1,899,874 for construction of the Fire Station No. 1 Administrative Office Building Project (Project), Bid No. 3608;
- B. Authorize the Public Works Director and the Redevelopment Agency Deputy Director to execute a contract and approve expenditures up to \$284,981 to cover any cost increases that may result from contract change orders for extra work and differences between estimated bid quantities and actual quantities measured for payment;
- C. Authorize the Public Works Director and the Redevelopment Agency Deputy Director to execute a contract with Kruger Bensen Ziemer Architects, Inc. (KBZ), in the amount of \$136,200 for design support services during construction, and Leadership in Energy and Environmental Design (LEED) administrative services, and to approve expenditures of up to \$13,620 for extra services of KBZ that may result from necessary changes in the scope of work;
- D. Authorize the General Services Manager to issue a Purchase Order to Fugro Consultants, Inc. (Fugro), in the amount of \$3,500 for materials testing and special inspection services, and to approve expenditures of up to \$500 for extra services of Fugro that may result from necessary changes in the scope of work;
- E. That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Approving and Adopting the Findings Required by Health and Safety Code Section 33445 for Redevelopment Agency Funding of Capital Improvements to the Fire Station No. 1 Administrative Office Building Project; and

- F. Authorize the General Services Manager to issue a Purchase Order to Keystone Engineering Solutions, Inc. (Keystone), in the amount of \$11,054 for LEED Commissioning services during construction.

## **EXECUTIVE SUMMARY:**

Eight bids were received for the Project with the lowest responsive bidder being Western. To complete the construction phase of the Project, staff recommends Council waive minor bid irregularities, reject the bid protest from Melchiori Construction, authorize the Public Works Director to accept the low bid, and enter into a contract with Western. Staff recommends Council also authorize the Public Works Director to enter into a contract with KBZ for construction support and LEED administrative services during construction. Staff further recommends Council authorize the General Services Manager to issue a Purchase Order to Fugro for material testing and special inspection services and to Keystone for LEED Commissioning services during construction.

## **DISCUSSION:**

### **PROJECT DESCRIPTION**

In June 2006, Council authorized the Public Works Director to proceed with preliminary design of Fire Station No. 1 and its annex, located at 925 Chapala Street. Due to budget concerns, the project was divided into two phases, the main station building and the renovation of the annex. The second phase of renovating the annex was temporarily deferred. The main station has been completed. On September 29, 2009, funding for the annex phase was approved by the Redevelopment Agency Board, and the Project is now ready for construction. The remodeled annex space will be used to house the Fire Department administrative staff. The work will include seismic, mechanical, and electrical upgrades, as well as Americans with Disabilities Act improvements. The annex remodel is occurring while Fire Station No. 1 remains operational.

### **CONTRACT BIDS**

On December 14, 2010, a total of eight bids were received for the subject work, ranging as follows:

<b>BIDDER</b>		<b>BID AMOUNT</b>
1.	Western Group, Inc. Woodland Hills, CA	\$1,899,874
2.	Melchiori Construction Santa Barbara, CA	\$1,979,177
3.	McGillivray Construction Ventura, CA	\$1,999,000

BIDDER	BID AMOUNT
4. Sanders Construction Services Lake Forest, CA	\$2,099,000
5. SBS Corporation Westlake Village, CA	\$2,127,241
6. Newton Construction San Luis Obispo, CA	\$2,198,000
7. Vernon Edwards Construction Santa Maria, CA	\$2,299,000
8. Ardalan Construction Thousand Oaks, CA	\$2,450,000

The low bid of \$1,899,874 was submitted by Western. It is an acceptable bid that is responsive to and meets all of the requirements of the bid specifications.

The change order funding recommendation of \$284,981, or 15%, is typical for this type of work involving the renovation of an existing building.

The average of the bids received was \$2,131,412, which is \$35,192, or 1.6% under the engineer's estimate of \$2,166,603. Staff believes the bids received were well within the engineer's estimate.

## **BID PROTEST**

On December 15, 2010, a bid protest was filed by the second apparent low bidder, Melchiori Construction (Melchiori). Melchiori's protest asserts that due to technical flaws, errors, and a disregard for bid instructions, Western's bid should be rejected and the Project should be awarded to Melchiori. Subsequently, the City and Melchiori have corresponded in writing on several occasions, which are outlined in the attached indexed Council/public reading file on this Agenda item. Staff has thoroughly investigated each of the allegations made by Melchiori and its attorney and has found no evidence or proper basis that would support the rejection of the low bidder in favor of Melchiori. Staff finds Western's proposal to be responsive to the request for bids and recommends that Council reject the bid protest filed by Melchiori and proceed with award of the contract to Western. For more information, please review all of the materials in the attached indexed reading file that also includes a Inon-legal "construction issue" summary of each of the issues brought up in the protest by Melchiori.

## **CONSTRUCTION PHASE CONTRACT SERVICES**

Staff recommends that Council authorize the Public Works Director and the Redevelopment Agency Deputy Director to execute a contract with KBZ in the amount of \$136,200, including \$13,620 for extra services for design support services during construction, including LEED administrative services. KBZ has been the architect throughout the Project. As such, KBZ is the most qualified to continue with this Project during construction. In addition to the normal design support services during construction, KBZ will also be providing LEED administrative services to assist the Project in achieving a LEED Silver rating.

Staff recommends that Council authorize the General Services Manager to issue a Purchase Order to Fugro in the amount of \$4,000, including \$500 for extra services, for material testing and special inspection services. Fugro is on the City's Pre-qualified Engineering Services list and is experienced in this type of work.

This Project requires LEED Commissioning services for the design, construction, and warranty phases of the project. To secure these services, a Request for Proposal was sent to seven qualified LEED commissioning firms. The proposals were reviewed by the project design firm KBZ and City staff, and Keystone Engineering Solutions was chosen as the firm most closely aligned with the City's LEED commissioning needs.

Staff recommends that Council authorize the General Services Manager to execute a contract with Keystone Engineering in the amount of \$11,054, for LEED Commissioning services during construction. Keystone will perform a LEED auditing function by working with KBZ in reviewing the contractors' submittals, warranties, reports, develop pre-functional checklists, review operations and maintenance manuals, perform site inspections, witness equipment start-ups, and return ten months after completion to perform a post-construction LEED audit to insure all equipment is operating as designed for maximum performance and energy conservation.

## **FUNDING**

The Redevelopment Agency is funding the Project with \$3,750,000 from the Agency's 2003 Tax Allocation Bonds proceeds. The amount budgeted for the Project was \$2,709,623, which is more than the Project cost estimate of \$2,349,729. The following summarizes the expenditures recommended in this report:

### CONSTRUCTION CONTRACT FUNDING SUMMARY

	Basic Contract	Change Funds	Total
Western Group, Inc.	\$1,899,874	\$284,981	\$2,184,855
Kruger Bensen Ziemer Architects, Inc.	\$136,200	\$13,620	\$149,820
Fugro Consultants, Inc.	\$3,500	\$500	\$4,000
Keystone Engineering Solutions, Inc.	\$11,054		\$11,054
<b>TOTAL RECOMMENDED AUTHORIZATION</b>			<b>\$2,349,729</b>

The following summarizes all Project design costs, construction contract funding, and other Project costs:

### ESTIMATED TOTAL PROJECT COST

*\*Cents have been rounded to the nearest dollar in this table.*

Design (by Contract)	\$204,000
Other Design Costs (by Contract)	\$32,864
City Staff Costs	\$68,452
<b>Subtotal</b>	<b>\$305,316</b>
Construction Contract	\$1,899,874
Construction Change Order Allowance	\$284,981
<b>Subtotal</b>	<b>\$2,184,855</b>
Construction Management/Inspection (by City Staff)	\$169,360
Design Support Services during Construction (by Contract)	\$149,820
Material Testing and Special Inspection (by Contract)	\$4,000
LEED Commissioning (by Contract)	\$11,054
<b>Subtotal</b>	<b>\$334,234</b>
<b>TOTAL PROJECT COST</b>	<b>\$2,824,405</b>

State Redevelopment Act (Health and Safety Code) Findings:

The Project is situated within the Redevelopment Agency Project Area (Project Area). The California Health and Safety Code Section 33445 allows, with the consent of the legislative body, the funding of capital projects on property that is publicly-owned where the project is within the Project Area, and if the project can satisfy certain required findings. This Project provides residences and businesses of the Central City Redevelopment Project ("CCRP") Project Area with critical public safety services. Without these necessary services the Project Area would not be a viable residential or commercial area, and would eventually result in conditions that would lead to blight.

Thus, the redevelopment resulting from this Project meets all of the required findings in Section 33445. The findings include the following:

1. The proposed improvements are of benefit to the CCRP Area as they will provide the residences and businesses of the Project Area with critical public safety services without which the Project Area would not be a viable residential or commercial area, and would result in conditions that would lead to blight.
2. No other reasonable means of financing the improvements are available to the City.
3. The expenditure of Redevelopment Agency funds for these improvements is consistent with the Agency's adopted 2010-2014 Implementation Plan.

**SUSTAINABILITY IMPACT:**

This project incorporates green building materials and construction techniques in pursuit of a LEED Silver rating for new construction.

**ATTACHMENT:** Index to Reading File of Bid Protest Materials and documents made available to the City Council and made available to the public in the City Clerk's Office

**PREPARED BY:** Joshua N. Haggmark, Principal Civil Engineer/LJ/AF/mj  
Brian Bosse, Housing and Redevelopment Manager

**SUBMITTED BY:** Christine F. Andersen, Public Works Director  
Paul Casey, Assistant City Administrator/Redevelopment Agency Deputy Director

**APPROVED BY:** City Administrator's Office

**Fire Station No. 1 Administrative Office Building Project  
Melchiori Construction Bid Protest  
Index to Reading File**

TAB NO.	DOCUMENT	BATES STAMP	DATE
1	Bid Contract No. 3608	000001-000024	11/05/10
2	Bid Results	000025	12/14/10
3	Bid Submitted by Melchiori Construction	000026-000046	12/14/10
4	Bid Submitted by Western Group	000047-000062	12/14/10
5	Bid Submitted by McGillivray Construction	000063-000076	12/14/10
6	Bid Protest Letter Submitted by Melchiori	000077-000078	12/15/10
7	Letter from City to Melchiori Confirming Receipt of Bid Protest	000079-000080	12/23/10
8	Response from Western Group Regarding Allegations Contained in Melchiori's Protest	000081-000119	12/27/10
9	Letter from Melchiori to City Reiterating Bid Protest Allegations	000120-000133	01/03/11
10	Letter from City to Melchiori Explaining City Staff's Recommendation to Accept Western's Bid	000134-000138	01/20/11
11	Letter from Melchiori's Attorney to City Setting Forth Additional Protest Allegations	000139-000143	02/02/11
12	Letter from Melchiori's Attorney to City Setting Forth Additional Protest Allegations	000144-000145	02/03/11
13	Letter to Western from City Asking for a Response to Melchiori's Letters dated 2.2.11 and 2.3.11	000146-000153	02/03/11
14	Response from Western Regarding Protest Allegations Contained in Melchiori's Letters dated 2.2.11 and 2.3.11	000154-000162	02/07/11
15	Letter from Melchiori's Attorney to City with Documentation Submitted as Proof of Bid Protest Allegations	000163-000210	02/10/11
16	Letter from Melchiori's Attorney to City with Documentation Submitted as Proof of Bid Protest Allegations	000211-000212	02/15/11
17	Response from Western Regarding Protest Allegations Contained in Melchiori's Letters dated 2.2.11, 2.3.11 and 2.10.11	000213-000238	02/16/11

18	Letter from City Attorney's Office to Melchiori's Attorney Notifying them of March 1, 2011 Council Hearing and Providing Reading File	000239	02/23/11
19	Letter from City Attorney's Office to Western's Attorney Notifying them of March 1, 2011 Council Hearing and Providing Reading File	000240	02/23/11
20	Memo by City Staff Summarizing All Protest Allegations and Supporting Recommendation to Award Bid to Western Group		02/23/11



RESOLUTION NO. \_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY  
OF SANTA BARBARA APPROVING AND  
ADOPTING THE FINDINGS REQUIRED BY HEALTH  
AND SAFETY CODE SECTION 33445 FOR  
REDEVELOPMENT AGENCY FUNDING OF  
CAPITAL IMPROVEMENTS TO THE FIRE STATION  
NO. 1 ADMINISTRATIVE OFFICE BUILDING  
PROJECT

WHEREAS, the Redevelopment Agency of the City of Santa Barbara is undertaking certain activities for the planning and execution of redevelopment projects in the Central City Redevelopment Project Area;

WHEREAS, the redevelopment through construction of the Fire Station No. 1 Administrative Office Building, located in the downtown center, supports critical public safety services provided to residents and businesses in the Central City Redevelopment Project Area; and

WHEREAS, the Redevelopment Agency's funding of the construction of the Fire Station No. 1 Administrative Office Building will eliminate blight that begins with the degradation of infrastructure and will prevent blight by providing safe and well-maintained support facilities for emergency response with the Central City Redevelopment Project Area.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SANTA BARBARA AS FOLLOWS:

SECTION 1. The proposed Fire Station No. 1 Administrative Office Building Project, to be funded by the Redevelopment Agency, is of benefit to the Central City Redevelopment Project Area as the improvements will support the provision of critical public safety services to the residences and businesses in the Project Area that serve to prevent conditions that would lead to blight.

SECTION 2. No other reasonable means of financing the construction of Fire Station No. 1 Administrative Office Building are available.

SECTION 3. The proposed improvements are consistent with the Central City Redevelopment Project Area 2010 – 2014 Implementation Plan.



# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** March 1, 2011

**TO:** Mayor and Councilmembers

**FROM:** Engineering Division, Public Works Department  
Housing and Redevelopment Division, Community Development  
Department

**SUBJECT:** Appointment Of Ad Hoc Council Subcommittee On Police Station  
Building Needs And Financing

### RECOMMENDATION:

That the City Council appoint a three member Ad Hoc Subcommittee of Councilmembers in order to advise the full Council on the Police Station building needs and potential financing mechanisms within the next ninety (90) days.

### DISCUSSION:

The Police Station, constructed in 1959, is a concrete and steel structure that operates as an essential facility for the City of Santa Barbara. Currently, this City-owned facility houses approximately 214 police officers and administrative staff, and is in full operation 24 hours per day, seven days per week. Not only does this building serve as the main administrative office for police services, it also includes a jail and shooting range, chemical and Special Weapons and Tactics (SWAT) equipment, criminal records, crime scene evidence, the Police and Fire Combined Communications Center that handles 911 calls and all radio communication. In case of a disaster, the building also serves as the City's backup Emergency Operations Center.

Over the past two years, staff has been working on an evolving project that began as the Police Station Men's Locker Room Upgrade Project (Project). During the design of the Project, the scope grew as information was gathered about the existing conditions of the building's systems. On June 8, 2010, Council took action to conduct an extensive building assessment that included a Seismic Structural Analysis. On January 10, 2011 a Council worksession was held to present findings of the building assessment report and receive input from Council and the RDA Board (See Attachment 1 for the staff report prepared for the worksession).

In summary, the results of the building assessment and Seismic Structural Analysis were that there are many deficiencies to the existing building – including deficiencies in the following areas:

1. Seismic Structural Performance
2. Heating, Ventilation, and Air Conditioning (HVAC)
3. Electrical
4. Plumbing
5. Compliance with Americans with Disabilities Act (ADA)
6. Roof
7. Lead and Asbestos
8. Fire Protection
9. Parking
10. Contaminated Soils

Overall the building's systems were found to be in poor or inadequate condition. Additionally, the connectivity between the systems makes it infeasible to perform improvements on some without upgrading other systems in the building. The bottom line is that a new Police Building is required to meet the daily operational needs of the police in a safe and reliable manner for the foreseeable future.

At the January 10, 2011 worksession, Staff presented a variety of options to address the deficiencies of the existing facility. These included rebuilding on the existing site, building on other City-owned properties, and some discussion about purchasing or acquiring private property sites and building a new police station there. The consensus of Staff and the Council appeared to be to rebuild on the existing police building site on Figueroa.

The other main discussion at the worksession was the cost estimate of at least \$50 million for most of the options on City-owned land. The magnitude of these costs are more than the Redevelopment Agency has available to finance the design and construction of a new facility, and the General Fund does not have adequate resources to finance any bonding capacity for such a project. It will likely take some new form of voter approved revenue to fund a portion or most of the rebuilding project.

To help staff facilitate the analysis and discussion of how to move forward with rebuilding a new police station at the Figueroa site, staff recommends that the City Council appoint an Ad Hoc Council Sub-committee of three members to provide input on the following items:

- Recommendations on next steps for furthering the analysis of rebuilding the police station on its existing site;
- Initial analysis and thoughts on an approach to funding construction of a new facility;
- Prepare a report and recommendations and return back to the full City Council within the next 90 days.

**RECOMMENDATION**

Staff recommends that the City Council appoint a three member Ad Hoc Subcommittee to address Police Station building needs and potential financing mechanisms.

**ATTACHMENT:** Police Station Building Assessment Report

**PREPARED BY:** Joshua Haggmark, Principal Engineer/mj  
Brian Bosse, Housing and Redevelopment Manager

**SUBMITTED BY:** Christine F. Andersen, Public Works Director  
Paul Casey, Assistant City Administrator

**APPROVED BY:** City Administrator's Office

# Santa Barbara Police Station Building Assessment Study

12/9/2010



**Paul Poirier + Associates**

A R C H I T E C T S

156 W. Alamar Avenue • Suite C • Santa Barbara CA • 93105

telephone 805.682.8894

fax 805.898.9683

# Santa Barbara Police Station Building Assessment Study

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## **I. A. Purpose of Report**

The purpose of this report is to evaluate and summarize the physical condition of the existing City of Santa Barbara Police Station Building at 215 East Figueroa Street in Santa Barbara, California. The Building Assessment Study is based on a recent review and analysis of the performance of the various existing building systems, components and infrastructure in relation to current safety codes, accessibility codes, and minimum building system performance standards.

The recommended system improvements included in this report quantify the physical improvements needed to bring the building to a level of safety, accessibility, interior climate control and energy efficiency appropriate for this type of facility. This report will also quantify the costs associated with the recommended system improvements illustrated in this report.

## **I. B. Essential Services Facility**

The City of Santa Barbara Police Station provides some of the “essential services” required in the event of an emergency, on par with hospitals, schools and fire stations. “Essential services” means that the facility must be capable of performing its continuous operations during and immediately after any natural disaster to maintain order in the City. In 1986, the California Legislature determined that buildings providing essential services should be capable of providing those services to the public after a disaster. Their intent in this regard was defined in legislation known as the Essential Services Buildings Seismic Safety Act of 1986 and includes requirements that such buildings shall be “...designed and constructed to minimize fire hazards and to resist the forces of earthquakes, gravity and winds.” Key building attributes that set this type of building apart from a standard building are the following:

- Backup Emergency Power
- Redundant Communications Systems
- Stronger Structure: 50% increase in Seismic Design Forces when compared to a standard office structure.
- Not Located in a Flood Plain
- Increased Building and Site Security

The police station houses some functions that are critical to the basic safety and operations of a City, specifically in the event of an emergency. The following is a list of functions that occur in the current Santa Barbara Police Station:

- 911 Call Response Center



# Santa Barbara Police Department Building Assessment Study

City's Criminal and DMV Data Storage Center  
Criminal Holding Cells  
Criminal Interrogation Rooms  
Chemical Weapons Storage  
Crime Scene Evidence Laboratory  
Secure Evidence Storage Facility  
Police Department Armory and Ammunition  
Central Communications Systems for Radio Communications  
Police Locker Rooms – Storage for Officers' Daily use Equipment  
Special Weapons and Tactics (SWAT) Team Supplies  
Public Access Lobby to the Police Services to Access Records and Pay Fines  
Booking

The intent is that these essential facilities will sustain minimal structural and non-structural damage and therefore can be immediately occupied following an earthquake for emergency response. As the local component of the California Emergency Agency's emergency response network, the Santa Barbara Police Station is essential to the statewide continuity plan, which prepares for delivery of vital governmental services and operations under all conditions.

## I. C. Methodology

Over the course of the last decade, various building components and systems of the Santa Barbara Police Station have been analyzed by engineering and building system consultants as they relate to various proposed improvements to the building, or as part of the relocation feasibility study for the police facilities related to those improvements. This report presents the information provided by each of these building assessment reports, and combines them into a comprehensive summary of the building conditions so that informed decisions can be made about future improvements to the Santa Barbara Police Station.

Each of the building's major systems has been addressed separately in this report. Each section includes a summary of the system's current condition, and identifies recommended improvements to bring the system up to an acceptable level of performance. Also included are any indirect triggers, such as code requirements for additional improvements, replacement of systems and finishes that would be disturbed by another portion of the work, and remediation of hazardous materials that would be disturbed by this work.

Estimates of Probable Construction Cost for these specific improvements are extracted from these studies and combined to align with proposed building options in Section IV of this report.

## **I. D. Connectivity of Proposed Improvements**

Due to the age of the structure, the condition of the building infrastructure, the current code requirements, and the interconnectivity of each of the building components, many of the building systems cannot be upgraded without requiring other supporting systems to be upgraded.

As the overriding basis of this report, it was assumed that the primary objective of any improvements to the building would be to increase the seismic performance of the building to “Life Safety” levels as defined by the American Society of Civil Engineers in Standard Number 41 (ASCE 41). ASCE 41 defines a performance level of “Life Safety” as the condition where the post-earthquake structure remains stable and has significant reserve capacity, with hazardous nonstructural damage controlled.

Based on the recommendations of the seismic report, the proposed upgrades to the structure would be distributed throughout the building. This work alone cannot be performed due to disruptions to other building systems and conditions. The seismic work calls for strengthening work to columns, shear walls, floor and ceiling diaphragms, and the replacement of heavy ceilings in over 50% of the building area to improve the safety and function of the overall structure during a significant seismic event.

To perform the recommended seismic structural improvements, the following items would need to be addressed:

- Partial lead and asbestos removal;
- Partial electrical system removal;
- Partial mechanical system removal; and
- Partial interior ceiling and partition removal.

Since the building is going to be isolated for the partial asbestos/lead removal directly required by the structural improvements, it provides an opportunity to remove all of the asbestos/lead from the building at one time. Since some of the mechanical equipment and duct work would need to be moved or altered to accommodate the proposed structural upgrade elements, it does not make sense to reinstall the existing obsolete equipment after the seismic work is completed, or to install new mechanical equipment to the remaining existing system that is non-functional.

Many of the ceilings will be removed per the recommendation of the structural engineer and this would provide the opportunity to replace the ductwork throughout the building so that the issue with the deteriorating insulation on the interior of the ductwork, and the lack of outside conditioned air could be

addressed. Reinstallation of lighting in the ceilings to be removed, and recircuiting for the new mechanical equipment will require the upgrade of electrical distribution components that are obsolete and do not have replacement parts. Emergency power system deficiencies would not be triggered by the proposed structural improvements, however it would be economically favorable to improve these systems in coordination with the other building system upgrades.

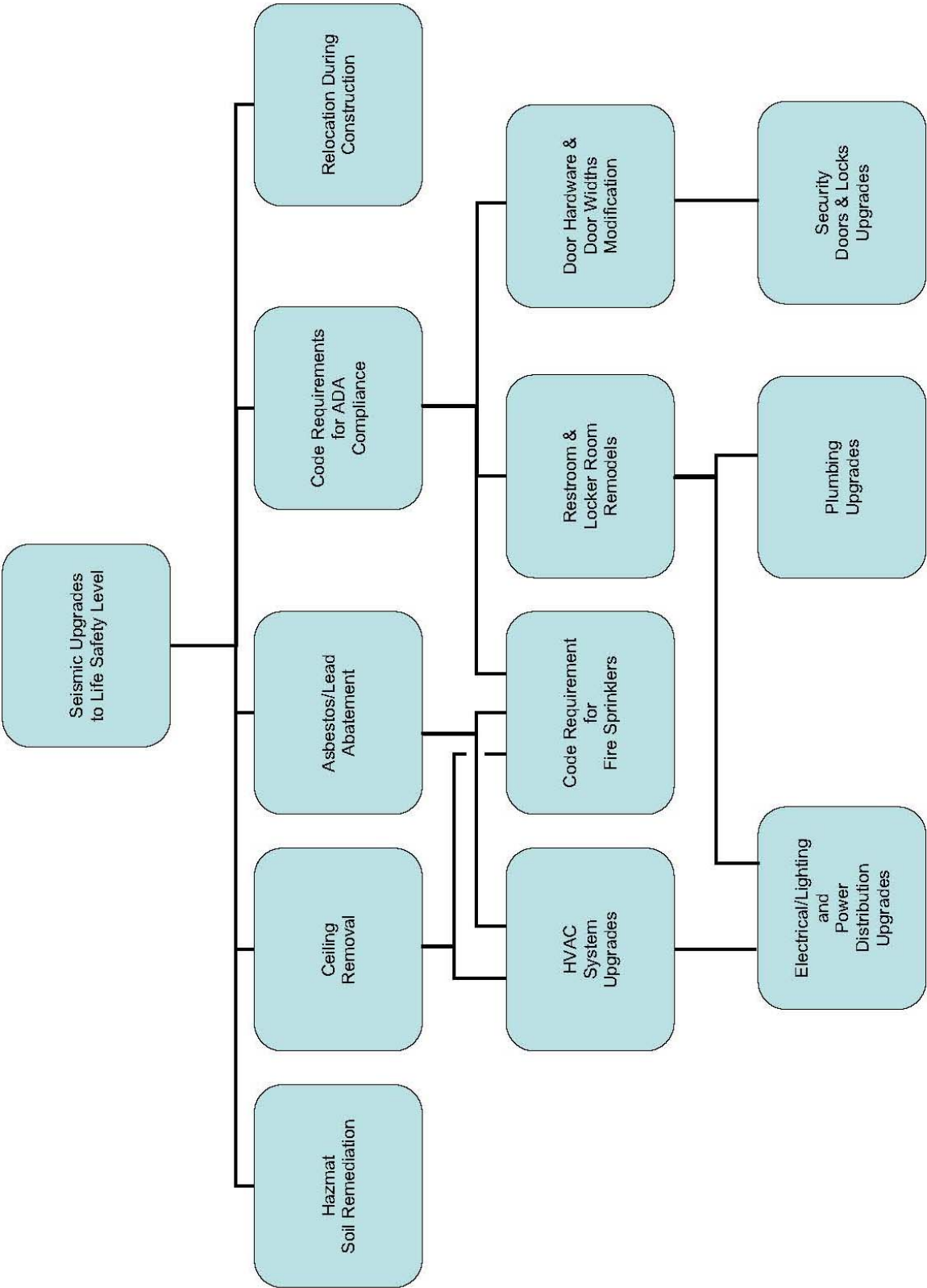
The Fire Department has determined that the proposed scope of the seismic upgrade will trigger the code requirement to install an automatic fire sprinkler system throughout the building.

The scope of the aforementioned work related to the structural strengthening of the building will trigger full Americans with Disabilities Act (ADA) compliance throughout the building as required by code in all areas of work. ADA compliance has many components (See Section III.H) however, the replacement of the doors, door frames and locksets throughout the building will trigger the need to bring the building up to modern standards for security as a part of this work.

The proposed structural improvements would also trigger hazardous material remediation clearance from the County of Santa Barbara Fire Department as a part of the permit to improve the existing building. The site has been identified as having petroleum contamination from a former leaking underground fuel tank, with a plume that extends under the existing building. Costs for the cleanup need to be considered in any future proposed scenario, including the sale of the building.

The following building system summaries, in Section III of this report, outline the specific condition of these systems and the recommended improvements. We will outline a range of comprehensive building improvement levels that take this interconnectivity of building systems into account.

Option 1 – Police Station Decision Matrix



## **II. A. History of the Building and Police Dept. Evaluation Assessments**

The existing police department facility was originally constructed in 1959. The building has been studied multiple times, starting in 1986, and common findings are as follows: the site lacks adequate parking and security, the site and building are not fully accessible to those with disabilities, the building is undersized to function as a centralized police station, and the building infrastructure is failing.

### **Project Background List:**

The following is a list of previous studies, reports, meeting minutes, and memos prepared on the potential renovation of the SBPD available for reference:

1986-1991	Police Headquarters Facility Expansion Study: Enlarged Site Leach Mounce Architects
1986	Police Facility Considerations Santa Barbara Police Department
12/07/98	Site Needs Summary Leach Mounce Architects
12/15/98	Proposed Police & Fire Dept Administration Facility Remodel Agenda - Meeting Minutes 3 - Penfield & Smith
06/01/99	SB Police Facility Comparative Analysis: New vs. Remodel Penfield & Smith
06/01/99	Police Department Central Facility Cost Estimate Penfield & Smith
06/22/99	Memorandum: Proposed SB Police Facility Concept Proposed by Peter Ehlen
01/10/00	Police Headquarters – Need for Space Meeting Minutes Penfield & Smith
02/02/00	Police Headquarters Meeting Notes Penfield & Smith
02/16/00	Police Headquarters Legal Questions City of Santa Barbara Public Works Interoffice Memo
02/26/08	SB Police Station – Building HVAC Systems Study MEC – Mechanical Engineering Consultants
03/08	SB Police Station – Energy Power Evaluation JMPE Electrical Engineering Lighting Design

## Santa Barbara Police Department Building Assessment Study

03/03/08	City of Santa Barbara: ADA Transition Plan Update Gilda Puente-Peters Architects
10/08	Keeping Santa Barbara In Shape: Infrastructure Financing Report for the City of Santa Barbara Infrastructure Financing Taskforce
11/13/08	Pre-renovation Asbestos and Lead Based Paint Survey (Revised)
12/15/08	Baseline Asbestos Air Sampling Report Criterion Environmental, Inc.

### **II. B. Programmatic Use of the Building**

#### **Buildings – Physical Configuration**

The existing Main Building on Figueroa Street consists of a basement, first floor, and partial second floor, totaling 24,164 net square feet. The Police Department also rents a 9,608 net square foot two-story Annex building at 222 East Anapamu Street. The Annex provides space for various administrative activities.

In the Main Building, the basement floor-to-ceiling height is 8'-8" which severely limits the ability to provide for proper HVAC ducting in the ceiling and house office-type functions. The optimum floor-to-ceiling height is 10'-6" for a building with an 8'-0" ceiling height.

#### **Internal Organization**

##### **Basement Level:**

Support infrastructure is located in the basement level such as the data center/sewer room, IT room, the radio equipment room, the main mechanical equipment rooms, emergency generator room, and the telephone room. Officer readiness functions are also located here: the men's locker rooms, men's showers, fitness center, firing range, range master's offices, weapons storage, SWAT storage, emergency services storage, and the 911 call response center. The main meeting space, the Murphy Room, the motorcycle garage and the refrigerated evidence storage facility are also on this level.

##### **First Floor:**

The first floor houses the public interface services for the police department, with the public lobby, records department, parking department, photo identification services, and public interview rooms. The watch commander's offices and the report writing rooms for the patrol officers, the detective pool, and the narcotics detectives are housed on this level. Critical evidence functions are on this level such as the crime lab, the property/evidence storage room, the drug storage room, and the homicide storage room are housed on this level. Critical criminal booking functions are also on this level, such as the live scan identification station, the

## Santa Barbara Police Department Building Assessment Study

holding cells, the polygraph room, the intoxilizer room, and the suspect interview rooms. Employee support services such as the break room, the women's locker room and showers are located on this level.

### Second Floor:

The second floor of the police station houses the administrative offices and business center for the police department, with a small conference room.

Plans of the existing building (attached) delineate the 28 departments in both buildings. The plans are color coded to identify related departments and to show existing furniture layouts and sizes of each department.

### Personnel

The Police Department main building currently accommodates 127 employees and the leased annex houses 55 employees. The buildings are operational 24 hours a day, 7 days a week. Many of the administrative support personnel only use the facility during typical business hours. However, various departments maintain shifts around the clock allowing for shared office space.

## II. C. Plans of Existing Facility and Site

(See attached)

# Santa Barbara Police Department Building Assessment Study

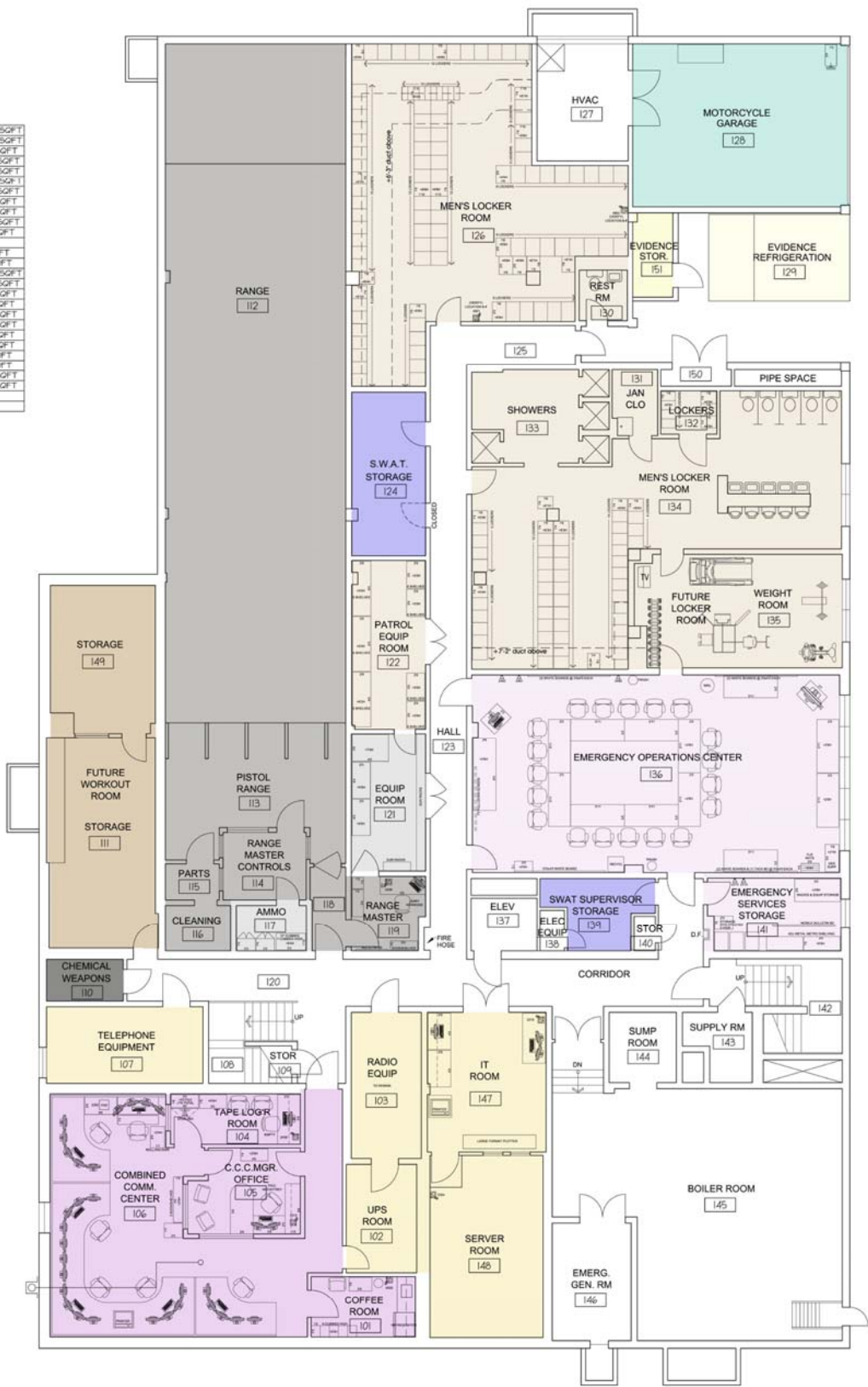
## Vicinity Map



Santa Barbara Police Department Building Assessment Study

COLOR	DEPARTMENT NAME	SIZE
A	ADMINISTRATIVE STAFF	2345 SQFT
B	ADMINISTRATIVE SERVICES	2472 SQFT
C1	PARKING DEPARTMENT	1015 SQFT
C2	RECORDS DEPARTMENT	1528 SQFT
D	DETECTIVES	1844 SQFT
E	PATROL / WATCH COMMAND	2245 SQFT
F	EMERGENCY OPERATIONS CENTER	1004 SQFT
G	CRIME LAB	328 SQFT
H	HOLDING CELLS	767 SQFT
I	PROPERTY/EVIDENCE	1575 SQFT
J	NARCOTICS DETECTIVES	2245 SQFT
K	FURNITURE STORED LONG-TERM	515 SQFT
L	LIVESTOCK	51 SQFT
M	POLYGRAPH	84 SQFT
N	MEN AND WOMEN'S LOCKER ROOMS	2124 SQFT
O	FIRING RANGE	1918 SQFT
P	MOTORCYCLE PARKING	404 SQFT
Q	SHOOT LOCKER/ARMORY/WEAPONS	221 SQFT
R	WORKOUT/WEIGHT ROOM	462 SQFT
S	RADIO RP/IT/SERVER/TELE/COMM	193 SQFT
T	911 CALL CENTER	814 SQFT
U	REFRIGERATED EVIDENCE STORAGE	147 SQFT
V	CHEMICAL WEAPONS	34 SQFT
W	FIREARMS/AMMUNITION	31 SQFT
X	I.T. DEPARTMENT	1183 SQFT
Y	BICYCLE STORAGE/MAINTENANCE	792 SQFT
Z	EXTERIOR PROPERTY STORAGE	
AA	VEHICLE COUNT	

ROOM NAME	NET AREA
01 COFFEE ROOM	76 SQFT
02 UPS ROOM	42 SQFT
03 RADIO EQUIP	123 SQFT
04 TAPE LOG'R ROOM	80 SQFT
05 C.C.C. MGR OFFICE	108 SQFT
06 COMBINED COMM CENTER	617 SQFT
07 TELEPHONE EQUIPMENT	144 SQFT
08 STAIR	61 SQFT
09 STORAGE	15 SQFT
10 CHEMICAL WEAPONS	34 SQFT
11 STORAGE	275 SQFT
12 RANGE	1476 SQFT
13 PISTOL RANGE	266 SQFT
14 RANGE MASTER	48 SQFT
15 PARTS	24 SQFT
16 CLEANING	36 SQFT
17 APPO	34 SQFT
18 VESTIBULE	35 SQFT
19 RANGE MASTER	64 SQFT
20 CORRIDOR	425 SQFT
21 EQUIP ROOM	124 SQFT
22 PATROL EQUIP ROOM	149 SQFT
23 HALL	278 SQFT
24 S.W.A.T. STORAGE	145 SQFT
25 HALL	278 SQFT
26 MEN'S LOCKER ROOM	600 SQFT
27 HVAC	128 SQFT
28 MOTORCYCLE GARAGE	422 SQFT
29 EVIDENCE REFRIGERATION	147 SQFT
30 REST ROOM	24 SQFT
31 JAN CLO	35 SQFT
32 CLOSET	24 SQFT
33 SHOWERS	154 SQFT
34 MEN'S LOCKER ROOM	740 SQFT
35 WEIGHT ROOM	275 SQFT
36 EMERGENCY OPERATIONS CENTER	675 SQFT
37 ELEVATOR	42 SQFT
38 ELEC EQUIP	12 SQFT
39 SWAT SUPERVISOR STORAGE	76 SQFT
40 STOR	4 SQFT
41 EMERGENCY SERVICES STORAGE	115 SQFT
42 STAIRS	17 SQFT
43 SUPPLY ROOM	47 SQFT
44 SUPP ROOM	67 SQFT
45 BOILER ROOM	783 SQFT
46 EMERG GEN RM	200 SQFT
47 IT ROOM	248 SQFT
48 SERVER ROOM	181 SQFT
49 STORAGE	14 SQFT
50 CLOSET	41 SQFT
51 EVIDENCE STORAGE	
TOTAL	10,731 SQFT



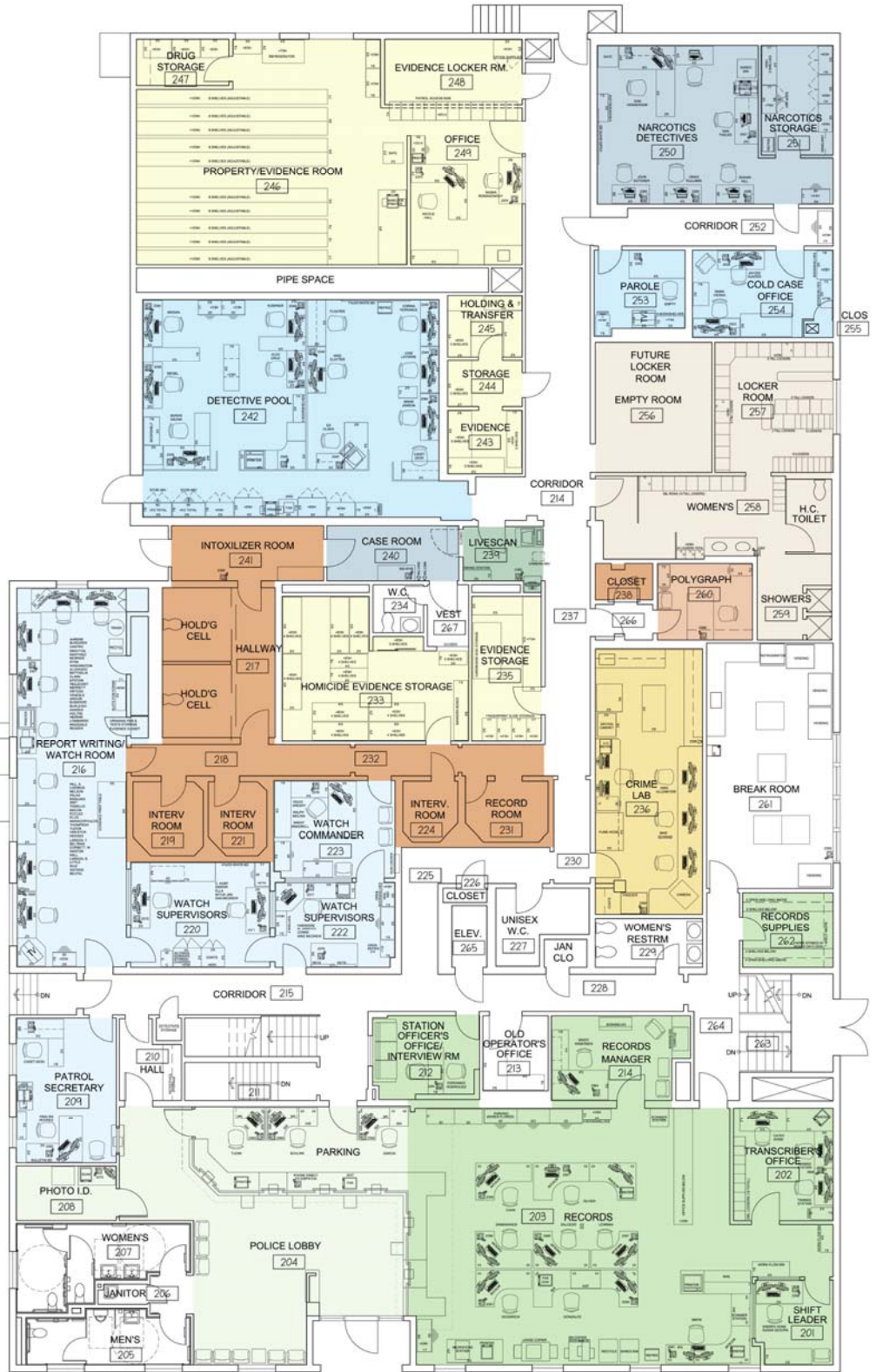
EXISTING  
BASEMENT FLOOR PLAN  
1

Attachment A

Santa Barbara Police Department Building Assessment Study

COLOR	DEPARTMENT NAME	SIZE
A	ADMINISTRATIVE STAFF	2395 SQFT
B	ADMINISTRATIVE SERVICES	2472 SQFT
C	PARKING DEPARTMENT	1015 SQFT
D	RECORDS DEPARTMENT	1526 SQFT
E	DETECTIVES	1944 SQFT
F	PATROL / WATCH COMMAND	2245 SQFT
G	EMERGENCY OPERATIONS CENTER	1004 SQFT
H	CRIME LAB	129 SQFT
I	CRIME LABS	767 SQFT
J	PROPERTY/EVIDENCE	1575 SQFT
K	NARCOTICS DETECTIVES	515 SQFT
L	FURNITURE STORED LONG-TERM	
M	LIVESCAN	51 SQFT
N	POLYGRAPH	84 SQFT
O	MEN AND WOMEN'S LOCKER ROOMS	2029 SQFT
P	FIRING RANGE	1195 SQFT
Q	MOTORCYCLE PARKING	409 SQFT
R	SHIRT LOCKER/ARMORY/WEAPONS	221 SQFT
S	WORKOUT/WEIGHT ROOM	462 SQFT
T	RADIO RMT/SERVER/TELE/COMM	493 SQFT
U	911 CALL CENTER	591 SQFT
V	REFRIGERATED EVIDENCE STORAGE	147 SQFT
W	CHEMICAL WEAPONS	34 SQFT
X	FIREARMS/AMMUNITION	34 SQFT
Y	I.T. DEPARTMENT	1183 SQFT
Z	BICYCLE STORAGE/MAINTENANCE	792 SQFT
AA	VEHICLE COUNT	

RTH	ROOM NAME	NET AREA
201	SHIFT LEADER	74 SQFT
202	TRANSCRIBER'S OFFICE	124 SQFT
203	RECORDS	1242 SQFT
204	POLICE LOBBY	467 SQFT
205	MEN'S ROOM	93 SQFT
206	JANITOR	11 SQFT
207	WOMEN'S ROOM	132 SQFT
208	PHOTO I.D.	45 SQFT
209	PATROL SECRETARY	166 SQFT
210	HALL	50 SQFT
211	STAIRS	58 SQFT
212	STATION OFFICER/INTERVIEW RM	56 SQFT
213	OLD OPERATOR'S OFFICE	57 SQFT
214	RECORDS MANAGER	135 SQFT
215	CORRIDOR	323 SQFT
216	REPORT WRITING/WATCH ROOM	156 SQFT
217	HOLDING CELLS	156 SQFT
218	CORRIDOR	80 SQFT
219	INTERVIEW ROOM	57 SQFT
220	WATCH SUPERVISORS	164 SQFT
221	INTERVIEW ROOM	46 SQFT
222	WATCH SUPERVISORS	117 SQFT
223	WATCH COMMANDER	135 SQFT
224	INTERVIEW ROOM	36 SQFT
225	CORRIDOR	160 SQFT
226	CLOSET	7 SQFT
227	UNISEX W.C.	66 SQFT
228	JAN CLO	14 SQFT
229	WOMEN'S RESTROOM	61 SQFT
230	CORRIDOR	43 SQFT
231	RECORD ROOM	65 SQFT
232	CORRIDOR	37 SQFT
233	HOMICIDE EVIDENCE STORAGE	258 SQFT
234	W.C.	26 SQFT
235	STORAGE	115 SQFT
236	CRIME LAB	328 SQFT
237	CORRIDOR	160 SQFT
238	CLOSET	23 SQFT
239	LIVESCAN	51 SQFT
240	CASE ROOM	84 SQFT
241	INTOXILIZER ROOM	97 SQFT
242	DETECTIVE POOL	758 SQFT
243	RAPE	52 SQFT
244	VEST	41 SQFT
245	HOLDING & TRANSFER	55 SQFT
246	PROPERTY/EVIDENCE ROOM	628 SQFT
247	DRUG STORAGE	49 SQFT
248	EVIDENCE LOCKER ROOM	103 SQFT
249	OFFICE	203 SQFT
250	NARCOTICS DETECTIVES	334 SQFT
251	NARCOTICS STORAGE	90 SQFT
252	CORRIDOR	83 SQFT
253	PAROLE	135 SQFT
254	COLD CASE OFFICE	135 SQFT
255	CL	6 SQFT
256	EMPTY ROOM	175 SQFT
257	LOCKER ROOM	177 SQFT
258	WOMEN'S ROOM	216 SQFT
259	WOMEN'S SHOWERS	73 SQFT
260	POLYGRAPH	84 SQFT
261	BREAK ROOM	95 SQFT
262	RECORDS STORAGE	78 SQFT
263	STAIRS	105 SQFT
264	CORRIDOR	49 SQFT
265	ELEV	25 SQFT
266	VEST	23 SQFT
267	VEST	29 SQFT
268	VEST	28 SQFT
TOTAL		10,082 SQFT



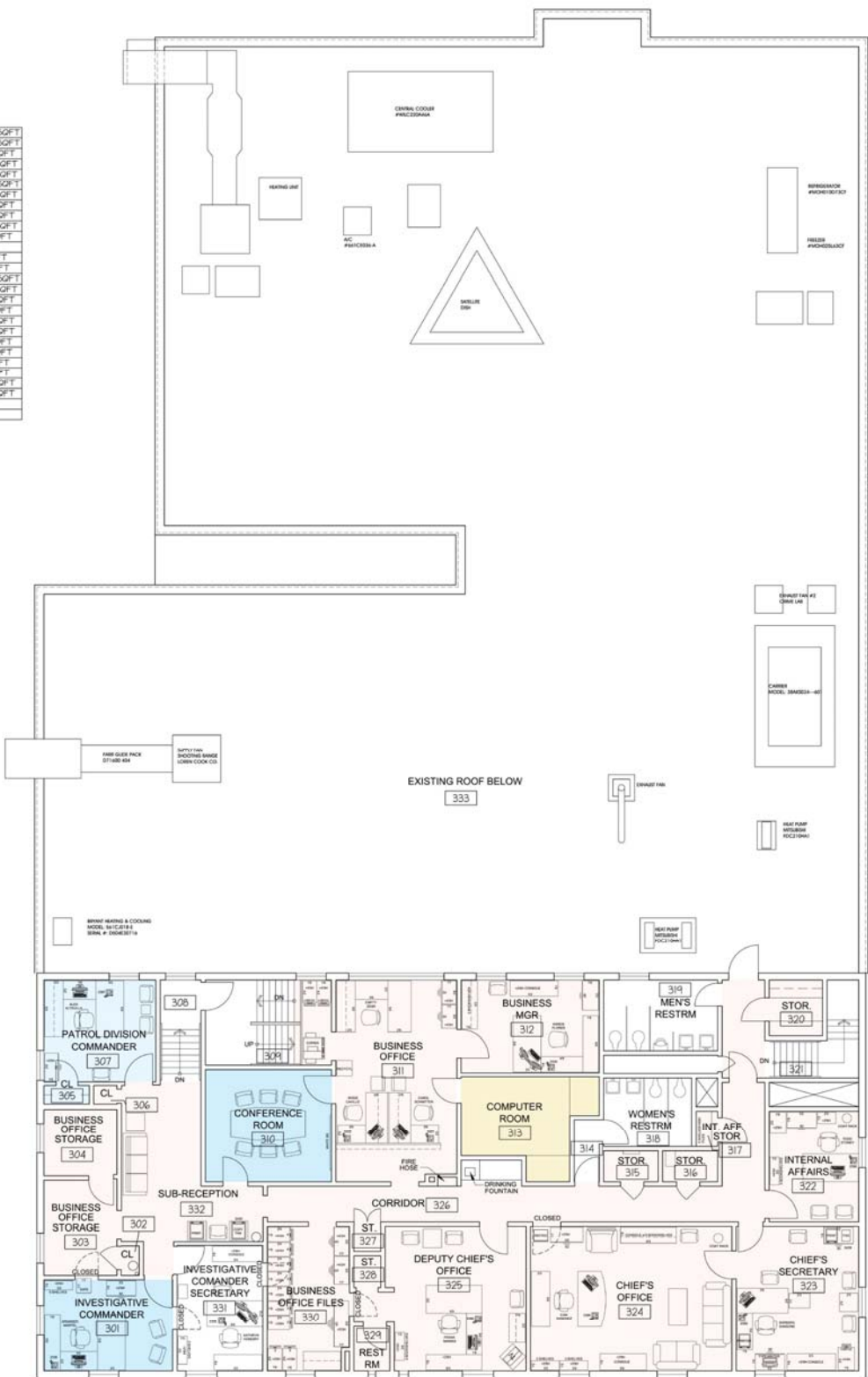
EXISTING  
FIRST FLOOR PLAN

Attachment B

Santa Barbara Police Department Building Assessment Study

COLOR	DEPARTMENT NAME	SIZE
A	ADMINISTRATIVE STAFF	2345 SQFT
B	ADMINISTRATIVE SERVICES	2472 SQFT
C	PARKING DEPARTMENT	105 SQFT
C2	RECORDS DEPARTMENT	1526 SQFT
D	DETECTIVES	1844 SQFT
E	PATROL / WATCH COMMAND	2245 SQFT
F	EMERGENCY OPERATIONS CENTER	1004 SQFT
G	CRIME LAB	326 SQFT
H	HOLDING CELLS	767 SQFT
I	PROPERTY/EVIDENCE	1575 SQFT
J	NARCOTICS DETECTIVES	515 SQFT
K	FURNITURE STORED LONG-TERM	
L	LIVERSCAN	61 SQFT
M	POLYGRAPH	84 SQFT
N	MEN AND WOMEN'S LOCKER ROOMS	2921 SQFT
O	FIRING RANGE	1995 SQFT
P	MOTORCYCLE PARKING	404 SQFT
Q	SNAT LOCKER/ARMPORT/WEAPONS	221 SQFT
R	WORKOUT/HEIGHT ROOM	462 SQFT
S	RADIO RM/IT/SERVER/TELE/COMM	983 SQFT
T	911 CALL CENTER	819 SQFT
U	REFRIGERATED EVIDENCE STORAGE	147 SQFT
V	CHEMICAL WEAPONS	34 SQFT
W	FIREARMS/AMMUNITION	34 SQFT
X	I.T. DEPARTMENT	1183 SQFT
Y	BI-CYCLE STORAGE/MAINTENANCE	792 SQFT
Z	EXTERIOR PROPERTY STORAGE	
AA	VEHICLE COUNT	

RPM	ROOM NAME	NET AREA
301	INVESTIGATIVE COMMANDER	136 SQFT
302	CL	6 SQFT
303	BUSINESS OFFICE STORAGE	50 SQFT
304	BUSINESS OFFICE STORAGE	56 SQFT
305	CL	10 SQFT
306	CL	9 SQFT
307	PATROL DIVISION COMMANDER	130 SQFT
308	STAIR	49 SQFT
309	STAIR	123 SQFT
310	CONFERENCE ROOM	164 SQFT
311	BUSINESS OFFICE	274 SQFT
312	BUSINESS MGR	147 SQFT
313	COMPUTER ROOM	126 SQFT
314	VEST	65 SQFT
315	STOR	20 SQFT
316	STOR	20 SQFT
317	STOR	41 SQFT
318	MEN'S RESTRM	70 SQFT
319	MEN'S RESTRM	42 SQFT
320	STOR	34 SQFT
321	STAIR	63 SQFT
322	INTERNAL AFFAIRS	195 SQFT
323	CHIEF'S SECRETARY	204 SQFT
324	CHIEF'S OFFICE	336 SQFT
325	DEPUTY CHIEF'S OFFICE	240 SQFT
326	CORRIDOR	275 SQFT
327	ST	10 SQFT
328	ST	10 SQFT
329	REST RM	14 SQFT
330	BUSINESS OFFICE FILES	135 SQFT
331	INVEST. COMMANDER SEC.	125 SQFT
332	SUB-RECEPTION	146 SQFT
333	EXISTING ROOF BELOW	1757 SQFT
	TOTAL (NOT INCLUDING ROOF)	3351 SQFT

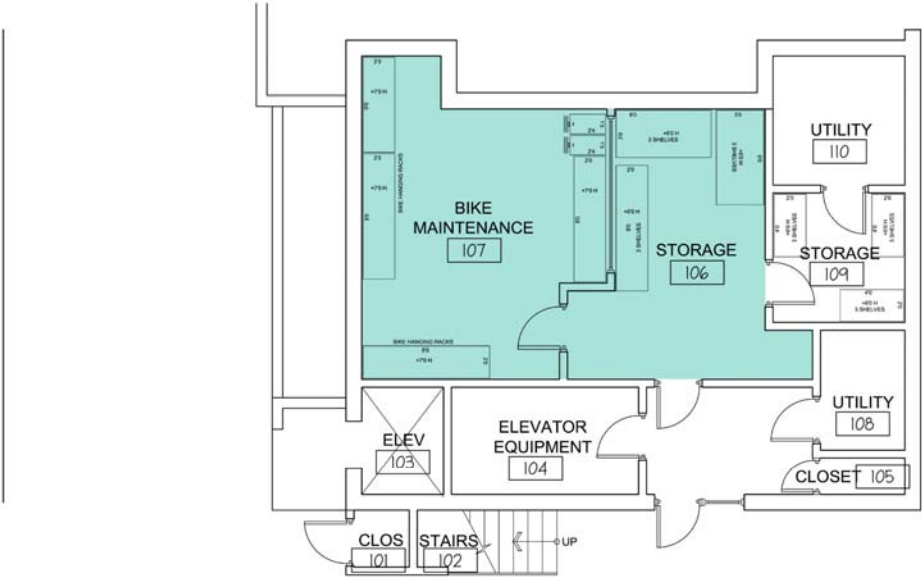


EXISTING  
SECOND FLOOR PLAN

Attachment C



Santa Barbara Police Department Building Assessment Study



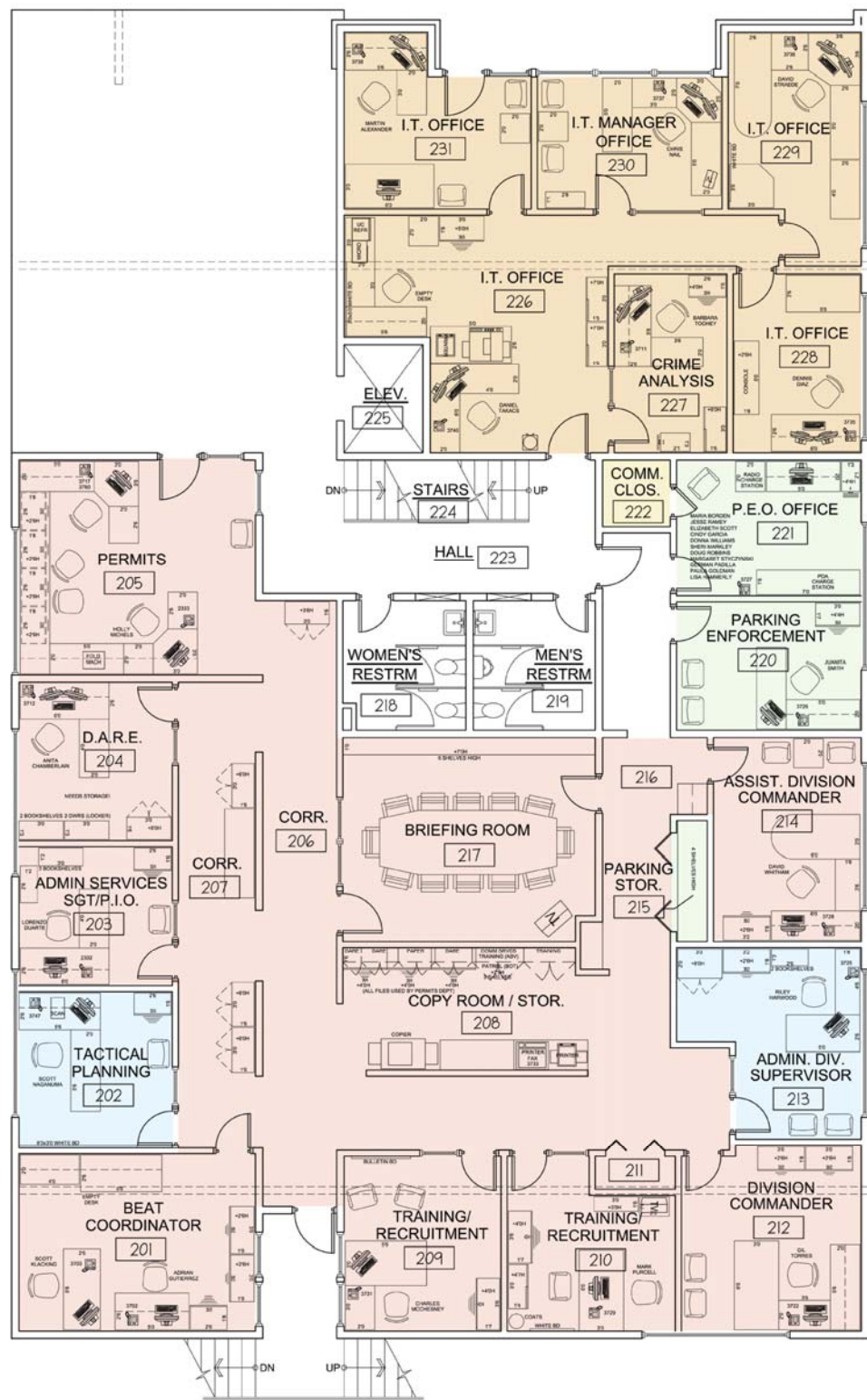
COLOR	DEPARTMENT NAME	SIZE
A	ADMINISTRATIVE STAFF	2346 SQFT
B	ADMINISTRATIVE SERVICES	2472 SQFT
C1	PARKING DEPARTMENT	1015 SQFT
C2	RECORDS DEPARTMENT	1526 SQFT
D	DETECTIVES	1894 SQFT
E	PATROL / WATCH COMMAND	2245 SQFT
F	EMERGENCY OPERATIONS CENTER	1004 SQFT
G	CRIME LAB	328 SQFT
H	HOLDING CELLS	767 SQFT
I	PROPERTY/EVIDENCE	1575 SQFT
J	NARCOTICS DETECTIVES	515 SQFT
K	FURNITURE STORED LONG-TERM	
L	LIVESTOCK	51 SQFT
M	POLYGRAPH	94 SQFT
N	MEN AND WOMEN'S LOCKER ROOMS	2929 SQFT
O	FIRING RANGE	1995 SQFT
P	MOTORCYCLE PARKING	409 SQFT
Q	SWAT LOCKER/ARMORY/WEAPONS	221 SQFT
R	WORKOUT/WEIGHT ROOM	462 SQFT
S	RADIO RM/IT/SERVER/TELE/COMM	493 SQFT
T	911 CALL CENTER	819 SQFT
U	REFRIGERATED EVIDENCE STORAGE	147 SQFT
V	CHEMICAL WEAPONS	39 SQFT
W	FIREARMS/AMMUNITION	39 SQFT
X	I.T. DEPARTMENT	1183 SQFT
Y	BICYCLE STORAGE/MAINTENANCE	792 SQFT
Z	EXTERIOR PROPERTY STORAGE	
AA	VEHICLE COUNT	



1 EXISTING ANNEX BASEMENT PLAN

Attachment D

Santa Barbara Police Department Building Assessment Study



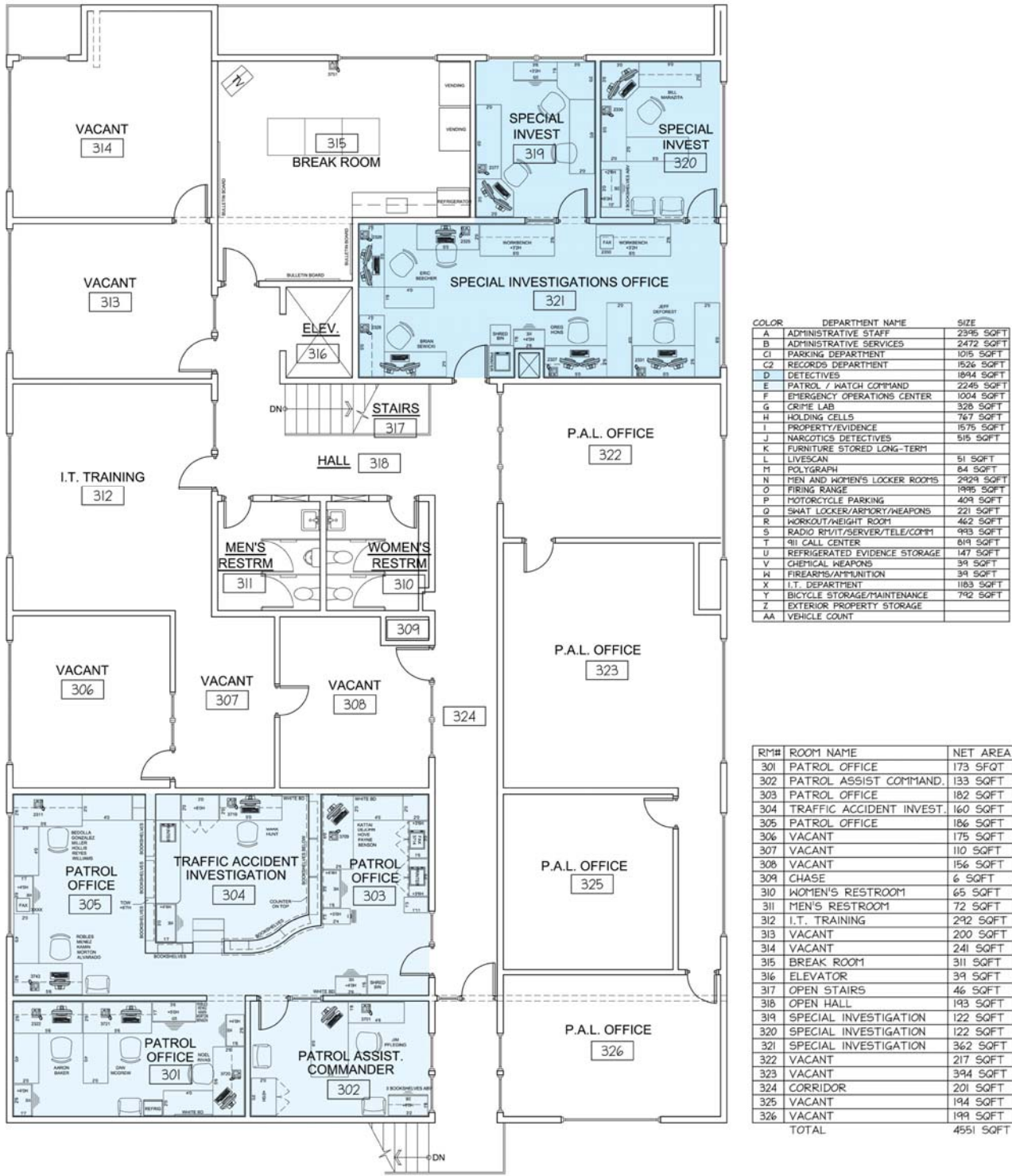
COLOR	DEPARTMENT NAME	SIZE
A	ADMINISTRATIVE STAFF	2395 SQFT
B	ADMINISTRATIVE SERVICES	2472 SQFT
C	PARKING DEPARTMENT	1015 SQFT
C2	RECORDS DEPARTMENT	1526 SQFT
D	DETECTIVES	1894 SQFT
E	PATROL / WATCH COMMAND	2245 SQFT
F	EMERGENCY OPERATIONS CENTER	1004 SQFT
G	CRIME LAB	328 SQFT
H	HOLDING CELLS	767 SQFT
I	PROPERTY/EVIDENCE	1575 SQFT
J	NARCOTICS DETECTIVES	515 SQFT
K	FURNITURE STORED LONG-TERM	
L	LIVESCAN	51 SQFT
M	POLYGRAPH	64 SQFT
N	MEN AND WOMEN'S LOCKER ROOMS	2424 SQFT
O	FIRING RANGE	1996 SQFT
P	MOTORCYCLE PARKING	4091 SQFT
Q	SWAT LOCKER/ARMORY/WEAPONS	221 SQFT
R	WORKOUT/WEIGHT ROOM	462 SQFT
S	RADIO RM/IT/SERVER/TELE/COMM	993 SQFT
T	CALL CENTER	819 SQFT
U	REFRIGERATED EVIDENCE STORAGE	147 SQFT
V	CHEMICAL WEAPONS	39 SQFT
W	FIREARMS/AMMUNITION	39 SQFT
X	I.T. DEPARTMENT	1183 SQFT
Y	BICYCLE STORAGE/MAINTENANCE	792 SQFT
Z	EXTERIOR PROPERTY STORAGE	
AA	VEHICLE COUNT	

RM#	ROOM NAME	NET AREA
201	BEAT COORDINATOR	192 SQFT
202	TACTICAL PLANNING	109 SQFT
203	ADMIN SERVICES SGT	98 SQFT
204	D.A.R.E. OFFICE	112 SQFT
205	PERMITS	261 SQFT
206	CORRIDOR	180 SQFT
207	CORRIDOR	165 SQFT
208	COPY ROOM/STORAGE	215 SQFT
209	TRAINING/RECRUITMENT	126 SQFT
210	TRAINING/RECRUITMENT	119 SQFT
211	STORAGE	279 SQFT
212	DIVISION COMMANDER	150 SQFT
213	ADMIN DIV SUPERVISOR	136 SQFT
214	ASSIST DIV COMMANDER	138 SQFT
215	PARKING STORAGE	17 SQFT
216	HALLWAY	260 SQFT
217	BRIEFING ROOM	234 SQFT
218	WOMEN'S RESTRM	65 SQFT
219	MEN'S RESTRM	72 SQFT
220	PARKING ENFORCEMENT	108 SQFT
221	PARKING PEO	115 SQFT
222	COMM. CLOS.	20 SQFT
223	OPEN CORRIDOR	153 SQFT
224	OPEN STAIRS	52 SQFT
225	ELEVATOR	39 SQFT
226	I.T. OFFICE	281 SQFT
227	CRIME ANALYSIS	93 SQFT
228	I.T. OFFICE	105 SQFT
229	I.T. OFFICE	128 SQFT
230	I.T. OFFICE	114 SQFT
231	I.T. OFFICE	129 SQFT
TOTAL		4265 SQFT

EXISTING  
ANNEX FIRST FLOOR PLAN

1

Santa Barbara Police Department Building Assessment Study



1 EXISTING ANNEX SECOND FLOOR PLAN

**43 SITE PLAN**  
1" = 16'-0"

**ANAPAMU ST.**

**ENTRY/EXIT**

**214 E. ANAPAMU ST.**

**216 E. ANAPAMU ST.**

**EXISTING ANNEX BUILDING  
TWO-STORY  
WITH BASEMENT  
9,608 SF**

**67.17' PROPERTY LINE**

**100.0' +/- P.L.**

**42.89' PROPERTY LINE**

**PROPERTY LINE 282.0'**

**EXISTING S.B.P.D.  
TWO-STORY  
WITH BASEMENT  
TYPE III 1-HR  
24,164 SF**

**PROPERTY LINE 224.0'**

**PROPERTY LINE 143.22'**

**PROJECT CODE: 000**  
**FILENAME: 000-000-000-000-000-000.dwg**  
**ISSUE DATE: DATE**  
**DESIGN BY: P+O**  
**CHECKED BY: DATE**  
**APPROVAL: DATE**

**PRINT DATE: 12/02/10 11:33 AM**  
**REVISION:**  
**NO. DATE COMMENTS**

**Paul Poirier + Associates**  
A R C H I T E C T S  
156 West Almar Ave. • Suite C • Santa Barbara, CA 93105  
Jae (805) 898-9683 telephone (805) 682-8894

**City of Santa Barbara**  
Police Facilities  
156 West Almar Ave.  
215 East Figueroa Street  
Santa Barbara, CA 93101

**SITE PLAN**

16

### **III. A. Structural Analysis of Building**

#### **1. Performance of Existing Structural System**

The performance of the existing structural system in the police station building was evaluated by Coffman Engineers in October of 2010. This is a summary overview of Coffman Engineering's findings.

The existing Santa Barbara Police Station Building was designed and constructed in the 1950's using the construction practices of that time. The building is a concrete structure with interior and exterior perforated shear walls. On the first floor there are several discontinuous shear walls supported by the concrete girders and concrete columns. The shear resisting elements of the building were designed before modern detailing and analysis techniques were developed and they are not in compliance with modern building codes.

The building is located near two earthquake faults and the potential ground motion from activity on these faults could result in poor seismic performance of the building during an earthquake event.

#### **a. Results of Destructive Testing**

Destructive testing on the concrete and reinforcing steel was performed under the guidelines of ASCE41. The concrete samples found a wide range of compressive strengths and the mean minus one standard deviation value of the findings was 2,523 psi. The concrete design values used in the study are appropriate for Basic Safety Objective (BSO) of Life Safety Building Performance Level (LS) at BSE-1. However, the large variations in concrete strength found through these tests (4,815 to 2,196 psi) would not be appropriate for the Enhanced Rehabilitation Objectives of Immediate Occupancy at BSE-1. Additional testing could be performed at a later time to lower the coefficient of variation of these tests. Structural rebar samples were consistent in their yield values (51.2 and 51.2 ksi) and are consistent with the original design calculations.

#### **b. Results of Linear and Non Linear Structural Analysis**

The existing structure was computer modeled using a Linear Dynamic Procedure (LDP), based on ASCE41, simulating difference performance and earthquake hazard levels. This linear analysis identified wall piers, spandrels that were severely overstressed in shear and flexure. This LDP model was used to understand the dynamic behavior of the structure and to act as a benchmark for elevating the results of the Nonlinear Static Procedure of ASCE41. The final analysis shows that the retrofitted building would be able to achieve an enhanced Life Safety performance level and approach an Immediate Occupancy performance at 2/3 MCE (maximum credible event) event levels.



A proposed retrofit scheme of infilling strategic openings in existing shear walls, shotcreteing shear walls for added strength, using Fiber Reinforced Polymers to strengthen columns and spandrels, addition of out of plane anchorage to the second floor roof, and infilling the notch in the first floor roof to complete the roof diaphragm was developed based on the linear analysis and were tested with the nonlinear analysis of the computer model.

**c. Structural Performance of Non-Building Elements**

The report recommends removal of the heavy suspended plaster ceilings. They were constructed without sway bracing or compression struts and pose a significant falling hazard during a major earthquake. The failure of the ceilings could block egress and cause injury to occupants. This scope of recommended work greatly increases the footprint of the structural work in the building.

**d. Anchorage of Equipment and Architectural Elements**

The report has noted that the evidence storage system, bookcases and other furniture items are not attached to walls or braced to the structure and pose an additional hazard in the event of a seismic event that could also block means of egress and cause injury to occupants.

**2. Recommended Structural Improvements and Future Retrofit Scenarios**

The proposed structural improvements as outlined in the Coffman Engineers Report will provide enhanced "Life Safety" to occupants while also reducing earthquake damage to the building. However, earthquake damage to the retrofitted structure is anticipated due to the age, original design and concrete reinforcing detailing of the original structure. The "Immediate Occupancy" level of seismic performance requires very strict limits on damage. The report states that a retrofit scheme that would achieve the "Immediate Occupancy" seismic performance on this 1959 building, given some of the existing detailing, is impractical. The heavy plaster ceilings should be removed, and equipment and furnishings should be braced to reduce hazards in the event of an earthquake.

**III. B. Mechanical System Analysis**

**1. Performance of Existing Mechanical Systems**

The performance of the existing electrical systems in the police station building was evaluated by MEC Mechanical Engineers in February 2008, as a study related to infrastructure upgrades being considered as a part of the locker room renovation project. This is a summary overview of MEC's findings.

**a. Energy Efficiency**

The main chiller and the main boiler are in poor condition and are oversized for the building area they are currently serving, resulting in poor efficiencies and continued maintenance. Over the years, as the existing centralized system began to fail, small independent package units were installed as an affordable way to maintain minimum levels of climate control in the building. These additional systems have caused the chiller to freeze up on occasion calling for additional maintenance. Overall the existing HVAC system configuration is very inefficient compared with modern systems, and the overall performance is compromised by the redundant systems.

### **b. Occupant Comfort Performance**

Fresh air and temperature control are poor in most areas of the building due to antiquated controls, poor ventilation rates, and improper air balance. Maintainability is also poor due to the multiple system types and improper sizing and balancing. The large air handler in the western mechanical room provides unconditioned outside air to the basement, including the men's locker rooms and shower areas, resulting in poor temperature control. The Murphy Room in the basement has two undersized ceiling mounted units that condition and recirculate the air in the room. Undersized and unconditioned fresh air is provided to this room through a separate system, resulting in inadequate fresh air delivery when the room is fully occupied. During the recent fires, when the Murphy Room was serving as the Emergency Operations Center and it was filled to capacity, portable air conditioners had to be temporarily utilized so the room could continue to be used.

Interior mechanical ductwork insulation from unit AH-1 has deteriorated in some areas where it blows out of the supply registers onto the desks and ceiling surfaces.

The ceiling space is used as a return air plenum in portions of the building. This plenum has surfaces where non-friable asbestos is present, which does not pose a health hazard if undisturbed. Seismic work is required in these areas, which will disturb some areas of asbestos, and require its remediation. This condition would complicate the occupancy of the building during construction.

### **c. Recommended Mechanical System Improvements**

The report recommends demolition of the existing chiller, boiler, rooftop condenser, and associated air handlers and piping. They recommend installing two new air cooled high efficiency chillers, two high efficiency boilers, one dual duct air handler, new fan coils, and new ductwork where insulation has deteriorated. A new exhaust system should be installed to adequately ventilate the basement level locker rooms and restrooms. The obsolete controls should be replaced with a modern direct digital control system for the entire building. New return ducts will be installed to eliminate

the use of the return air plenum. The two chiller system will provide some redundancy if one of the chillers is down for maintenance, the other chiller could be used to partially serve the building. The proposed new mechanical system has been calculated to be a minimum of 25% more efficient than the existing system.

### **III. C. Plumbing System Analysis**

#### **1. Performance of Existing Plumbing Systems**

The performance of the existing plumbing systems in the police station building was evaluated by Poirier + Associates and MEC Engineering in March 2008, as a study related to infrastructure upgrades being considered as a part of the locker room renovation project. This is a summary overview of their findings.

##### **a. Water Conservation**

We identified that the majority of the existing plumbing fixtures throughout the building did not meet current City of Santa Barbara water conservation standards, with the exception of the recently remodeled public lobby restrooms. Water conservation performance could be improved with the replacement of the fixtures with higher performing current models.

##### **b. Head Clearances and Abandoned Plumbing**

When the original police station was constructed, the basement level was intended as storage space and the plumbing was suspended off the underside of the first floor structure. Over the years this space has been converted to occupied space, and this suspended plumbing creates head clearance issues throughout the basement level, particularly in the men's locker rooms. Some of this overhead piping is no longer in use.

##### **c. Backwater Valve**

The building was not originally designed with a backwater valve as required by current building codes. If there were a backup of the City sewer system, the sewer could overflow into the basement level. Of concern is that the sewer exits the building near the 911 response center, and if a sewer backup were to occur, it would most likely happen in this vicinity.

##### **d. Seismic Shut-Off Valve**

The natural gas service to the building does not have a seismic shut-off valve to automatically turn the gas off in the event of an earthquake.

##### **e. ADA Compliance**

Many of the existing plumbing fixtures and restroom layouts do not meet the ADA requirements and would need to be replaced or relocated to meet the specific clearance requirements of the access code.

## **2. Recommended Plumbing System Improvements**

The existing plumbing fixtures should be replaced with water conserving type fixtures as the building is remodeled or disturbed by renovation projects.

Abandoned piping should be removed, and existing overhead piping in the basement should be relocated below grade in areas to be renovated. A backwater valve should be installed at the sewer connection to the street, and upper level sewer piping should be isolated from the basement plumbing to avoid a backup overflow into the basement. A seismic automatic shut off valve should be installed on the gas service line.

## **III. D. Electrical System Analysis**

### **1. Performance of Existing Electrical Systems**

The performance of the existing electrical systems in the police station building was evaluated by JMPE Electrical Engineering in March 2008, as a study related to infrastructure upgrades being considered as a part of the locker room renovation project. This is a summary overview of the findings.

#### **a. Transformers, Panels and Switchgear**

JMPE found that the main switchboard, the transformer and the distribution panel are obsolete and no longer have replacement parts available. The older subpanels throughout the building are obsolete and have no available replacement parts.

When the lobby was remodeled in 2004, there were numerous problems with the existing electrical system. In the end, the subpanels in this area were replaced due to the lack of available parts.

#### **b. Emergency Power Systems**

The Combined Communications Center, the main data room, and some other minor areas of the building are on emergency power fed by two gasoline powered generators. It is essential to have emergency power to the whole facility to allow continuous police service in the event of a disaster that resulted in an electrical failure. The existing emergency transfer switches are old and undersized to serve the whole facility.

#### **c. Energy Efficiency**

The lighting is a mixture of original fixtures of marginal efficiency. The lighting should be upgraded in areas to be disturbed by the seismic work, and ceiling removal. The overall electrical savings for upgrading the lighting throughout the building would result in significant savings. JMPE found that the transformer serving the building is very inefficient, with a loss rate of approximately 5% of the power going through the transformer.

## **2. Recommended Electrical System Improvements**

Replace the main switchboard, the distribution panel and provide a new energy efficient transformer. Replace the emergency transfer switch, install a larger diesel generator and put the whole police station on emergency back-up power. Replace the obsolete panels, the motor control center and all obsolete subpanels throughout the police station. (Please note: upgrades to the mechanical systems in the building will require some of these infrastructure upgrades due to the obsolete nature of the electrical delivery systems.)

### **III. E. Communications Infrastructure Analysis**

#### **1. Performance of Existing Communication Systems**

The performance of the existing communication systems in the police station building was evaluated in 2009 as it related to the logistics regarding temporary relocation of the police functions during the proposed renovation of the SBPD. As this work only related to the costs associated with the relocation of these communication items, additional discussions with City Facilities personnel were held, regarding the condition of the existing communications systems. The following City staff were contacted regarding these building systems: Calli Marquez, Radio Communications; Kim Frith, Fiber Optics; and Jim Fink and Russ Douglas, telephone systems. This is a summary overview of these discussions and findings.

The City's Combined Communications Center, located within the Police Department Headquarters, is made up of six individual "stations". Three or four of these are constantly in operation with the remainder available for use during emergencies. Stations each consist of a CAD System with three computer monitors and one PC, a Radio Control System with one monitor and one PC and a 911 Call-taking System, also with one monitor and one PC. The CAD System utilizes fiber optic cabling and is maintained and updated by Police Department Information Technology (IT) staff. The Radio Control System operates on standard network cable and is maintained by Public Works Electronic Maintenance staff. And, finally, the 911 call-taking system relies upon a service contract with a vendor such as AT&T or Verizon and utilizes proprietary cabling.

The existing radio communications system is a functional hardwire control system and the current radio base station is 12 years old. The backup units to the main radio equipment are old and obsolete. This equipment would only be used in the event of a failure of the primary radio equipment. The police communications system will probably convert to a narrow band system in the next few years. The system when replaced will have microwave links rather than wire control. The system currently lacks a logging recorder for the 911 system of

calls received and dispatch. The funding for these system upgrades may be coming from another source through the police department.

The antennas on the roof of the police station allow the radio system to communicate with the officers around the City. Radio coverage has been reduced by the construction of the large buildings to the southwest of the SBPD building, as they have blocked direct antenna connection with the SB airport. A larger taller antenna is needed to regain that direct radio coverage. The satellite dish on the roof was installed for police training, and is no longer in use. There is an antenna on the roof of the Annex that is currently being used to reach the Airport and the Hope Reservoir antennas. If the Annex building is not going to be used by the SBPD, these antennas will need to be relocated or replaced onsite.

The phone system is old but operational, and serviceable. A new phone system would cost around \$40,000 but is not needed at this time. Existing individual phones throughout the police station are also in working order. Each new phone would cost \$150.00 each if replaced. There is an abundance of abandoned telephone and communication wiring located above the ceiling throughout the building.

The fiber optic system that connects the SBPD with the City fiber network, via fiber running under Figueroa Street to Anacapa Street, is new. It terminates in the basement level near the radio room. It could be extended to another termination point in the building if the data center were to be relocated to another part of the building in the future. The fiber optic extends to the Annex building and would probably be disturbed if any site work occurred where this line is running between the two buildings.

### **2. Recommended Communication Infrastructure Improvements**

Remove the abandoned communication wiring above the ceiling in areas being disturbed by construction, and remove the unused satellite dish on the roof. If exterior building alterations are proposed, work with the City radio department to find a suitable location for a new antenna that can reestablish adequate radio coverage. The existing fiber optic terminal in the basement can be maintained and extended to the new data center and 911 center locations, if relocated within the building. The radio base station, radios, phone and phone system can continue to be used, and can be replaced under separate funding sources in the future.

## **III. F. Automatic Fire Protection System Analysis**

### **1. Performance of Existing System**

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There is no fire sprinkler system installed in the existing Police Station building. Current California Building Code, Municipal Code 8.04, and California Fire Code would require a new building of this size to be fully protected with a fire sprinkler system. Since the existing building predated the fire sprinkler requirements, the building can remain without fire sprinkler protection as long as no significant upgrades are made.

### **2. Requirements for Installation of Automatic Fire Protection**

According to Municipal code 8.04 as part of the City's amendments to the 2007 California Fire Code, as of September 11, 2009, automatic fire sprinklers will be required throughout a commercial building when a remodel involves greater than 50% of the existing floor area of the structure, or if there is an addition to any commercial building other than a single family residence (R-3). Floor area computations shall be counted in the aggregate for remodels from the effective date of this ordinance (9/11/09).

### **3. Recommended Fire Protection System Improvements**

The extent of the proposed seismic strengthening of the building would trigger the municipal code's requirement for a building-wide fire sprinkler system. The installation of a fire sprinkler system would reduce the amount of structural damage to the building in the event of a fire. Non-water type automatic chemical fire suppression systems could be installed in the data center to reduce potential loss of data in the event of a fire.

## **III. G. Asbestos and Lead Based Paint Analysis**

### **1. Summary of Asbestos/Lead Report**

Criterion Environmental, Inc. (CEI) performed a pre-renovation survey of asbestos containing materials and lead based paint in the police department building in October & November 2008. Following is a summary of CEI's findings:

#### **a. Asbestos Containing Materials (ACM)**

- 1) ACM – found in 44 rooms, clos. & corridors, **47%** of bldg. SF
  - a) Friable ( in 29 rooms, clos. & corridors)
    - i. Thermal System Insulation (TSI) on Pipe Elbows
    - ii. "Popcorn" Ceilings
  - b) Non-Friable (37 rooms & closets)
    - i. Floor Tile
    - ii. Floor Tile Mastic
    - iii. Cove Base Mastic
    - iv. Roof Penetration Mastic
    - v. Exterior Window Putty

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- 2) No Asbestos Detected (NAD) – 25 rm., clos. & corr., **53%** of bldg.

### **b. Lead Paint**

- 1) CEI found positive lead samples in **9%** (23 out of 244) of the samples shot. Positive lead samples were found in 9 rooms (**17%** of bldg. SF) and taken from the following building components:
  - a) Pipe
  - b) Stair Tread
  - c) Stair Stringer
  - d) Handrail
  - e) Ducting
  - f) Shielding (Range)
  - g) Framing
  - h) Porcelain Sink
  - i) Wall Tile
  - j) Wood Eaves
  - k) Concrete Floor

### **2. Recommended Remediation**

The above referenced materials are commonly found in older buildings like the Santa Barbara Police Station building. As long as the materials are not disturbed they present a low risk to occupants. Based on the current scope of the proposed seismic retrofit, the asbestos should be fully removed.

See Appendix III.G for drawings indicating the specific locations of the hazardous materials.

## **III. H. Accessibility Analysis**

### **1. Summary of Accessibility Report**

Gilda Puente-Peters Architects (GPPA) performed an accessibility survey in the police department building July 9, 2007. A full range of ADA non compliance issues were identified, from minor compliance issues such as nonconforming signage which are easily addressed, to major compliance issues such as non accessible levels and rooms, which would require major alterations to accommodate. The following is a summary of GPPA's findings:

#### **a. Survey Areas**

- 1) Public Right of Way - 9 locations non-compliant.
- 2) Site - 10 locations non-compliant.
- 3) Building - 112 locations non-compliant.

#### **b. The following issues were identified in the above 3 survey areas:**



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- 1) slopes & cross-slopes (ramps, sidewalks, driveways, path of travel)
- 2) detectable warnings
- 3) signage
- 4) protruding objects
- 5) handrails
- 6) uneven stair riser & treads
- 7) contrasting color surfaces/stripping
- 8) mounting heights
- 9) nonconforming elevator
- 10) 3rd floor wheel chair access
- 11) narrow & heavy Doors & gates
- 12) door hardware
- 13) narrow Corridors
- 14) Maneuverable clearances & knee clearances
- 15) Drinking fountains
- 16) Restrooms & Locker Rooms
- 17) Assistive Listening Devices

### **2. Recommended Remediation**

In an email dated 9/22/2010, Inspection/Plan Check Supervisor, Chris Hansen, summarized the City of Santa Barbara's requirements for ADA compliance of the facility with the following guidelines:

- a. Remove all barriers in all areas being remodeled.
- b. Remove barriers in areas that support remodeled areas (i.e. entrance serving remodeled areas, route to remodeled areas, restrooms serving remodeled areas)

Based on the scope of the proposed seismic structural work, the entire building will need to be brought up to ADA compliance.

## **III. I. Parking Analysis**

### **1. Existing Parking Provided**

The Police Department currently has 85 parking spaces on site and 35 spaces provided at the adjacent "Annex" property.

### **2. Parking Demand Calculations**

#### **a. Required Parking per Zoning Ordinance**

According to the City of Santa Barbara Zoning Ordinance, the SBPD is located in the Central Business District which requires 1 parking space per 500 square feet of net floor area. There is also a reduction for buildings over 10,000 SF but less than 30,000 SF, which allows for 90% of the required parking spaces to be provided.

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Main Building:  $24,164 \text{ net sf} / 500 \text{ sf} = 48 \text{ spaces} \times 90\% = 44 \text{ spaces}$

Annex Building:  $9,608 \text{ net sf} / 500 \text{ sf} = 20 \text{ spaces}$

Total for existing facility: 64 parking spaces required

Although compliant with the minimum parking requirements per the zoning ordinance, the facility requires additional parking to function smoothly. The police department has 50 city vehicles, and provides no onsite public parking for visitors.

b. Police Station Parking Demand

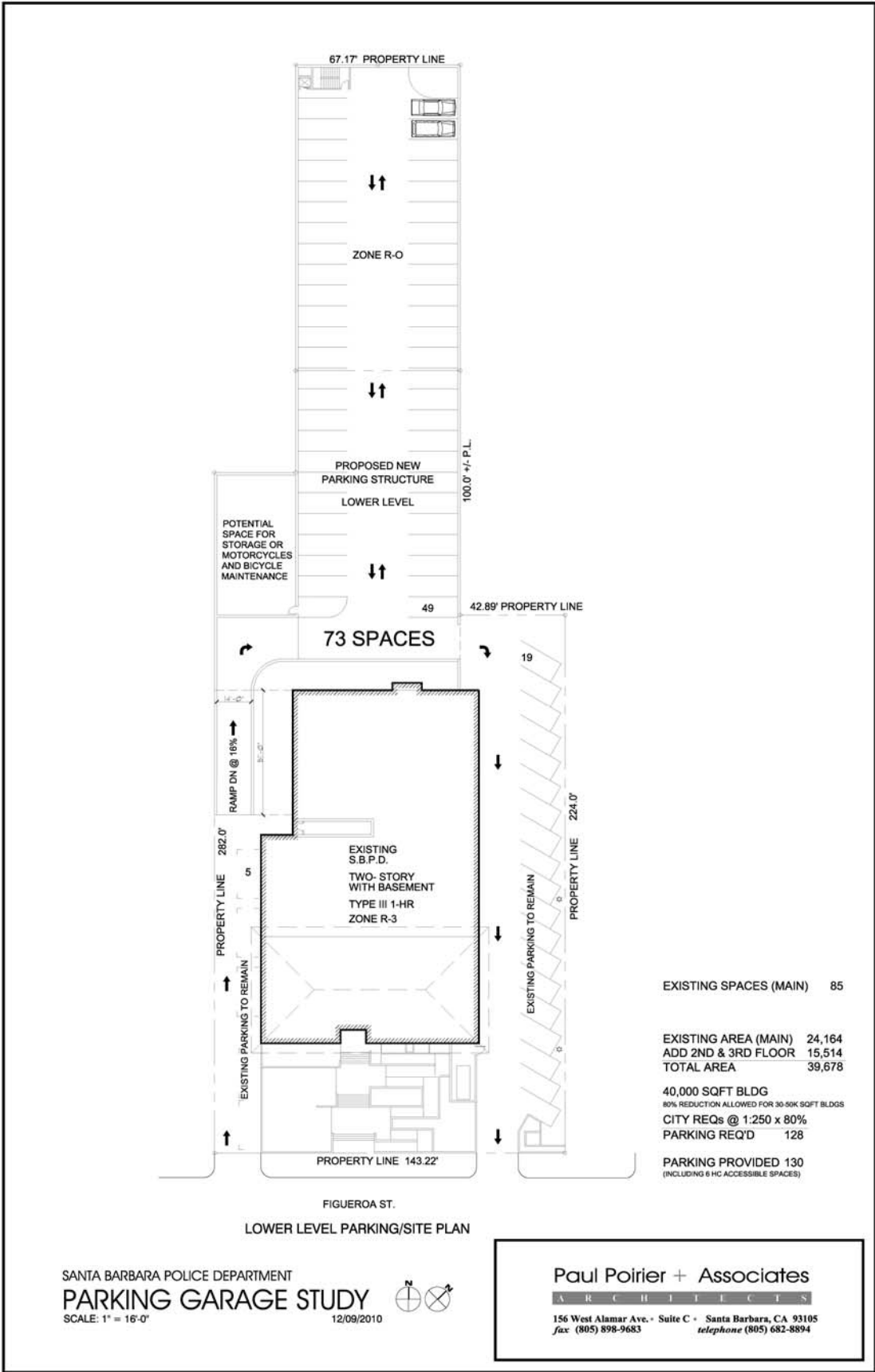
The Facility Expansion Study, done in 1986, determined that 225 parking spaces would be needed. Another study, the Site Needs Study dated 12/7/1998 by Leach Mounce Architects, determined that 248 parking spaces would be required to provide for the vehicles and trailers in the Police Department's fleet plus additional parking for employees and visitors.

### 3. Recommendations

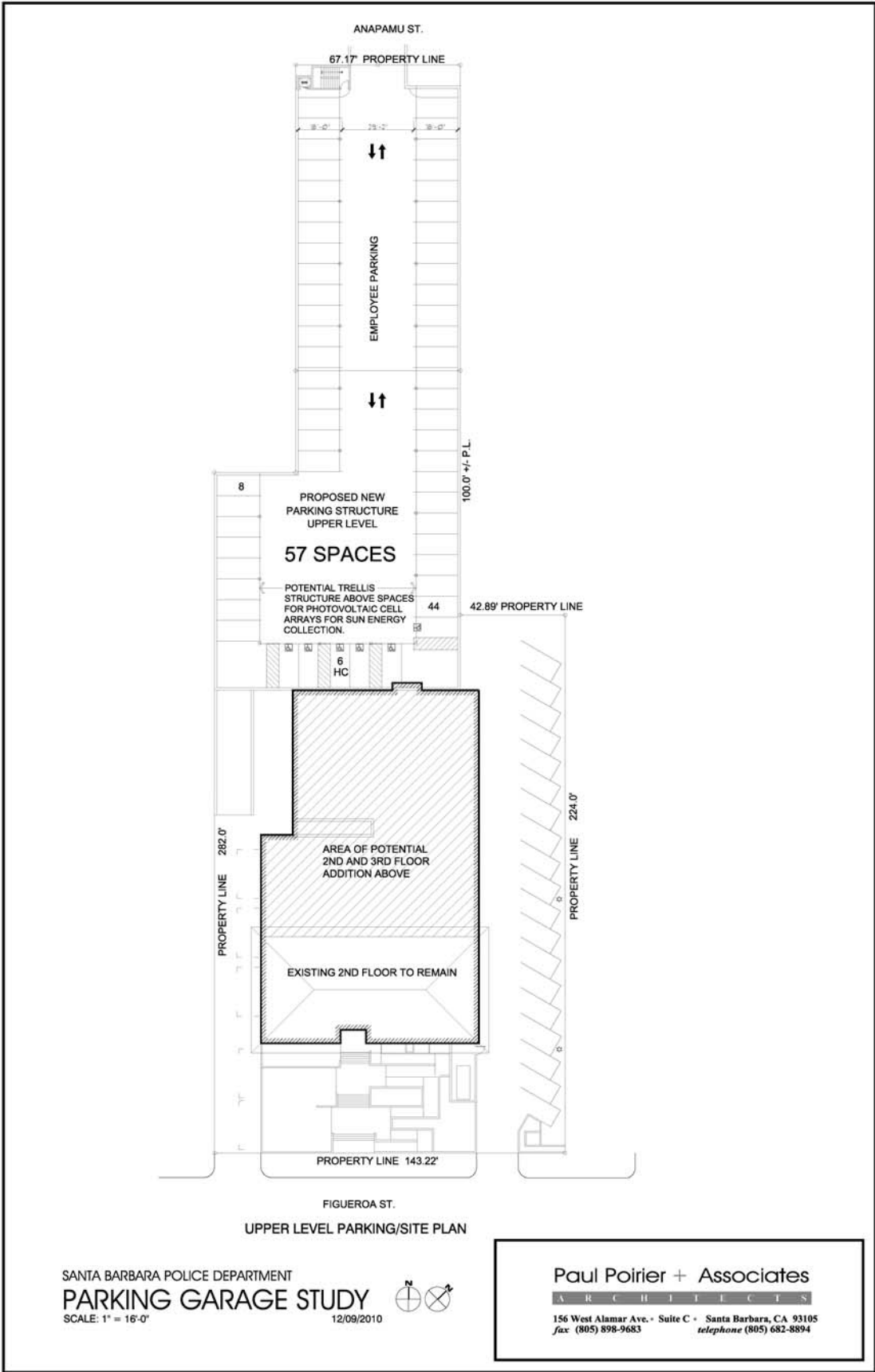
The actual functional demand of the police station operations exceeds the required parking by the City of Santa Barbara Zoning Ordinance. Additional parking should be provided onsite or nearby to accommodate the actual parking needs of the facility. The only way to accommodate this additional parking with the existing building footprint would be through the construction of a parking structure on site.

See attached for existing on site parking and proposed parking structure layouts.

Santa Barbara Police Department Building Assessment Study



Santa Barbara Police Department Building Assessment Study



### **III. J. Security**

#### **1. Site Access Control**

Parking for Police vehicles and employees is currently unsecured, and can be accessed by anyone. The existing site has access from Figueroa (two points) and Anapamu Streets (one point), but is not fenced, controlled or monitored. There are no public parking accommodations located on site. A design to install automatic security gates with driveway loops at the three access points to the parking lots was developed and was approved by the Historic Landmarks Commission (HLC) in 2007 (reference Appendix III.J), however it has never been actualized due to funding.

#### **2. Building Access Control**

The existing police station has many different types of locksets and keyways. The original locksets are not easily retrofitted with a modern lockset due to the unique door boring configuration of the existing hardware. In some cases the replacement of the lockset would require the door and frame to be replaced as well, due to the unique hardware used in the original construction. The obsolete locksets do not conform to ADA in most instances, and do not have new replacement parts when they break down. City maintenance has resorted to cannibalizing locksets that are replaced for an ongoing supply of parts to keep the stock of obsolete locksets in working order. As a result of the various brands and types of locksets used throughout the building, there cannot be a master keying system for the facility, and most locks have unique keys. Modern facilities of this type have access control locksets with an access card or pocket held device to control access to various areas of the building, and to record movement of personnel through the facility.

#### **3. Recommended Security System Improvements**

Access to the area must be controlled and there must be at least two means of entry and exit, preferably from two separate streets. The parking area must be well lit, fenced, accessible, and monitored for the protection of the police equipment and the safety for the employees who must come and go during the hours of darkness. A citizens parking area should be provided near the front door, which should also be well lit and monitored for the safety of the citizen.

The installation of the previously designed and HLC approved automatic gates in conjunction with the installation of additional lighting and video monitoring of the parking lot would improve the security of the site. When the doors, hardware or door frames are replaced to meet ADA requirements, a centralized access control system that can allow and restrict access throughout the building should be installed.

### **III. K. Hazardous Materials Remediation - Abandoned Gas Tanks**

#### **1. Environmental Assessment Findings**

In 1989, underground fuel tanks were removed from the site. The tanks were leaking and minor remediation work was performed at the time of removal, and the site has been under observation by the city's consultant. Recently in August of 2010, another environmental assessment was conducted by Rincon Consultants, Inc. at the police station site. The assessment was based on 4 borings and obtaining soil & groundwater samples. The following is a summary of their findings:

The site has substantial soil and groundwater contamination in the gasoline range in the driveway, near where impounded bicycles are stored. The concentration of contaminants ranged from 210 times to 29,000 times higher than the regulatory concentration level set by Santa Barbara County Fire Department. The highest concentrations of contaminants in the soil were found at 25 feet below grade.

#### **2. Summary of Recommended Remediation**

Rincon Consultants, Inc., provided two potential options for remediation:

- a. A Soil Vapor Extraction and Air Sparge System (SVE)
- b. Excavation with a screw-auger drill rig and injection of material to improve the degradation of the contaminants in the groundwater.

Additional options may be considered, including delineation of the contamination and leaving it in place. A feasibility study would be required to evaluate the best remediation technique. Approval of the technique by the Santa Barbara County Fire Department would also have to be obtained.

### **IV. A. Building Improvement Costs**

#### **Overview of Scenarios**

Building Improvement costs have been provided for three options for the building and site.

#### **Option 1:**

This scenario includes the seismic renovation of the existing 24,000 s.f. building along with the asbestos removal, mechanical, electrical and plumbing upgrades, ADA improvements, hazardous soil remediation, security improvements, new fire sprinklers and the relocation of the police department staff for two years during

## Santa Barbara Police Department Building Assessment Study

construction. The existing substandard ceiling height in the basement level would remain.

**Total SBPD Building Area: 24.000 s.f.**

**Total Cost: 25.7 million.**

### **Option 2:**

This scenario includes the seismic renovation of the existing 10,000 s.f. two story, front portion of the building along with the asbestos removal, mechanical, electrical and plumbing upgrades, ADA improvements, hazardous soil remediation, security improvements, and the relocation of the police department staff for two years during construction. The rear portion of the building (14,000 s.f.) would be demolished and new 30,000 s.f. building would be constructed in its place, meeting all current codes. A new 107 space parking structure would be constructed.

**Total SBPD Building Area: 40.000 s.f.**

**Parking Structure: 29,000 s.f. 107 cars**

**Total Cost: 51.1 million**

### **Option 3:**

This scenario includes the complete demolition of the 24,000 s.f. police station building, and the relocation of the police department staff for two years during construction. A new 40,000 s.f. building would be constructed in its place, meeting all current codes. A new 107 space parking structure would be constructed.

**Total SBPD Building Area: 40.000 s.f.**

**Total Cost: 48.6 million**

## **IV. B. Comparative Costs of New Facilities**

The following Comparative Costs are taken from Reed Construction Data and other sources regarding other contemporary police stations built in California in the last few years. These costs represent the hard costs of construction and exclude moving costs and related soft costs (design and engineering):

### **Montclair Police Facility:**

Completed:	2008
Total Building Area:	39,610 s.f.
Total Construction Cost:	\$27 Million
Cost per Square Foot:	\$681.00

### **National City Police Headquarters Remodel:**

Completed:	2008
Total Building Area:	23,760 s.f.
Total Construction Cost:	\$13 Million
Cost per Square Foot:	\$547.00

**Rampart Police Station, Los Angeles:**

Completed: 2009  
Total Building Area: 53,000 s.f. + 85,000 s.f. parking garage.  
Total Construction Cost: \$35 Million  
Cost per Square Foot: \$660.00

**20<sup>th</sup> Area Police Station, Los Angeles:**

Completed: 2004  
Total Building Area: 62,000 s.f.  
Total Construction Cost: \$34 Million  
Cost per Square Foot: \$548.00

The range of the square foot costs range from \$275.00/s.f. to \$681.00/s.f.

#### **IV. C. Temporary Relocation Costs**

The estimates for the building improvement costs for all three options include police department relocation for a period of two years. This accounts for 15 to 18 months for construction activities and a 6 month buffer for relocation efforts and remediation work.

Whether the building is renovated or demolished and a new building is built in its place, the day to day operations of the police department will need to be relocated to accommodate the seismic retrofit work, related asbestos removal, and building system construction. We have included moving the majority of the police department operations to new leased space offsite with a furniture rental to minimize the impact of the move on operations. Some temporary trailers might be used to maintain a police presence at the site as they have done in the past during construction, as well as the continued use of the annex structure to house some police department functions. After the various options have been constructed, the police personnel would be moved back into the police station building.

Option 1 would renovate the existing 24,000 s.f. police station and reuse the furniture currently in use. The existing furniture would be stored during construction and relocated after the building improvements have been completed.

Option 2 and 3, the partial or complete reconstruction of the building to a total of 40,000 s.f., would provide new furniture for the building prior to personnel moving back in. Pricing for these moves and new equipment are included in the various building improvement costs.





# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** March 1, 2011

**TO:** Mayor and Councilmembers

**FROM:** Planning Division, Community Development Department

**SUBJECT:** *Plan Santa Barbara (PlanSB)* General Plan Update

**RECOMMENDATION:** That Council:

- A. Receive a report from staff with input from the Council Ad Hoc Subcommittee; and
- B. Provide direction to Staff on next steps for future adoption of Plan Santa Barbara.

### **DISCUSSION:**

The Council last discussed *PlanSB* at their November 23, 2010 meeting, at which time a motion to adopt the General Plan update failed. The Council subsequently appointed Councilmember White to replace Councilmember Williams on the Ad Hoc Subcommittee and directed the Subcommittee to continue its work. In the interim, the Subcommittee has met twice, with the focus on residential densities and building size. The following report summarizes these discussions. The desired outcome from this Council meeting is to provide staff with direction as to what should be the next steps for *Plan Santa Barbara*.

### **Average Unit Density Program**

The purpose of the Average Unit Density program is threefold: 1. Encourage smaller buildings, 2. Encourage rental and employer housing, and 3. Encourage more affordable market rate units. By definition, the Average Unit Density program is incentive based, going beyond the existing base density of 12-18 dwelling units per acre (du/ac), and replacing the current Variable Density program that allows 15-27 du/ac.

The Average Unit Density program would apply to the two proposed multi-family designations, Medium-High (15-25 du/ac) and High (27-45 du/ac). Additional densities would also be available through an overlay bonus of 50% that would allow up to 67 du/ac for rental or employer housing projects. The location of these proposed densities are found on the draft General Plan map. Prior Subcommittee discussions focused on where these designations and overlays are proposed in the Downtown and adjacent neighborhoods. The current map reflects the Subcommittee recommendation from the November 19, 2010 meeting (Attachment 1).

The principal incentive is a sliding scale of higher densities for smaller unit sizes, and therefore smaller buildings (Attachment 2). A key component of this sliding density scale is unit size flexibility. Developers have been clear throughout the PlanSB process that unit size flexibility is critical in order for larger units (presumably with more amenities) to help subsidize smaller, more affordable units.

Unit size flexibility is permitted within each respective density along the sliding scale. For example, once a developer has selected the appropriate density and average unit size within the sliding scale for a particular project, the actual unit sizes can vary up or down so long as the total units “average” the specified size. Thus, under the Medium High example the lowest density of 15 du/ac allows an average unit size of 1300 sq ft; some of the units could be 1700 sq ft and some could be 900 sq ft, so long as the 15 units, on average do not exceed 1300 sq ft.

### **Density, Unit Size & Building Size**

There have been three sets of land use density recommendations to date from the Planning Commission, Council Subcommittee, and Community Coalition, all of which were presented at the last Council meeting on November 23, 2010. These recommendations included densities, unit sizes, and geographic locations. Since that time, the Subcommittee has directed staff to produce some visual examples, based on both existing buildings and conceptual prototypes.

On February 17, 2011, the Subcommittee reviewed the eight examples. Councilmember White felt the examples demonstrated that higher densities could be achieved within an appropriate scale, parking standards are a key component, and that the proposed Medium High density amounts to “down zoning” when reduced building sizes are considered. Councilmember Hotchkiss felt that two parking spaces are needed, although one space would be adequate for units of 600 sq ft or less.

Staff is posting these examples on [YouPlanSB.org](http://YouPlanSB.org) and will present them at the March 1, 2011 meeting. Below is a brief description of the approach for each set of examples.

**Existing Buildings:** The purpose of this exercise is to illustrate how many units could fit into a set of existing buildings based on proposed unit sizes and parking assumptions. The four selected buildings have a variety of uses from all commercial, to all residential, to mixed-use residential/commercial. The heights of the buildings vary, although most are three stories. The amount of parking also varies, with two spaces per unit being typical. This exercise demonstrates that additional units and smaller buildings could be developed if smaller unit sizes are used, and cars are parked at one space per unit.

**Prototypes:** The intent of the prototype approach is to actually design what a project could look like under the Average Unit Density program. The four prototypes are based on typical assumptions, e.g. parking, open space, building heights and lot sizes, being proposed for the various unit sizes and densities. These assumptions are based on input from the Subcommittee, and particularly the unit sizes, which are larger than those recommended by the Planning Commission.

These prototypical examples try to achieve maximum density, while incorporating a commercial component, in order to convey a reasonable worst case in terms of building size. Again, the indications from this exercise are very similar to the existing building examples: larger unit sizes produce bigger buildings. This is particularly evident for both the High Density Rental/Employer prototypes that, despite a one space per unit parking standard, had to be designed with fourth story elements in order to achieve maximum density. With smaller unit sizes, the same densities could be accommodated in three stories.

### **Adaptive Management Component**

During the January 24, 2011 Subcommittee meeting, members discussed a proposal to test the effectiveness of higher densities in meeting plan objectives through the Adaptive Management Program (AMP).

Adaptive management is a process for evaluating results and making adjustments in managing a complex system to achieve defined objectives. The program steps include monitoring, evaluation, reporting, and recommending plan amendments. In tracking progress toward the General Plan goals, the AMP would provide:

- periodic snapshots of the city under the updated General Plan policies;
- identification of trends to evaluate the relevancy of objectives or effectiveness of policies; and
- recommendations to the City Council for General Plan amendments, when needed.

These products provide the City Council the ability to make mid-course corrections toward the agreed-upon goals of the Plan to maintain its currency and relevance.

The proposed AMP for the General Plan as a whole would be multi-faceted, covering topics from water resources, traffic congestion, and non-residential development. In the context of residential development, and specifically the *Average Unit Density* program, the AMP could be applied to monitor the effectiveness of the stated objectives of reducing building heights, increasing rental/employer housing and encouraging more affordable market rate units.

Implementation would include defining quantifiable objectives to measure success, establishing appropriate measurement tools, setting timelines for review, and possible outcomes. One suggestion is to identify a finite number of projects or units that could be built under the higher densities with a specific sunset date at which time the policies would be reviewed for effectiveness in meeting stated objectives. Staff believes that such an approach is certainly feasible.

### **Other Remaining Issues**

Several individual Councilmembers have raised a number of issues on which the Council as a whole has had limited discussion and direction to Staff. Staff suggests that further direction is needed on how to address various issues including the following:

### Text Edits and Questions for Discussion

Over the last five months, Councilmembers Hotchkiss and Self have provided staff with several iterations of their detailed edits to the General Plan documents, as well as questions regarding policies that they would like addressed by the full Council. Staff has endeavored to make as many edits as possible where issues were simply clarified or the tone of a particular passage softened. In addition, a number of Councilmember Hotchkiss' comments regarding Circulation policies were discussed and included in a straw vote acted on by the Council in early November. Revised policy language was presented to Council based on straw votes and is attached to this report (Attachment 3).

### Additional Research

Two Council members have also suggested that staff conduct research into the effectiveness of Smart Growth planning principles, such as promoting compact development (higher densities), walkability, biking, and the use of transit. Staff has begun some research and can point the Council to several websites where communities share information on completed projects. We believe each community is unique though, as of course is Santa Barbara. What is considered appropriate and a success in one place may not be in another. Staff is also somewhat unclear on what additional information is needed and how it will be helpful to the current Council discussion on the General Plan.

## **NEXT STEPS**

Staff understands that Council has an interest in addressing certain areas of concern and moving forward towards adoption. Council consideration of the Plan Santa Barbara update has been in process since the Council began considering the Planning Commission recommendation on October 26, 2010. It has been suggested that adoption in the next few months could be our goal. Given that adoption requires at least five affirmative votes, staff believes that discussion among the Council is critical such that any direction to staff on remaining issues reflects a super majority and, as much as possible, full Council agreement.

Staff offers the following questions to help gauge where Council is on key issues and determine an appropriate process time frame.

- 1) Is the Council now more comfortable with the majority of the *PlanSB* documents and ready to move forward with adoption?
- 2) Is density the primary issue, and if so, would a few adjustments such as the Adaptive Management Program sunset proposal, identifying overlay boundaries, and deferring unit size details to the ordinance level be sufficient?
- 3) If not, are there differences fundamental to the Sustainability Framework and General Plan Goals, such as it will require significant overhaul?
- 4) Are full and regular City Council meetings the appropriate forum for any on-going discussions?

If the Council believes one or two more sessions in March and April with the Subcommittee is appropriate to review a few issues, the issue could return to Council in May for summary direction and then in June with a draft Council resolution for adoption. An alternative approach is to consider a couple of additional full Council worksessions to resolve outstanding issues.

Following adoption, it will be necessary to identify essential implementation priorities; staff anticipates that Council direction could be discussed in July.

**BUDGET/FINANCIAL INFORMATION:**

Budget expenditures for *PlanSB* have now been used in the last four years and an additional year for the work associated with the Upper State Street Study in 2006. There is approximately \$50,000 remaining that is budgeted for fiscal years 2012 and 2013 for implementation.

**ATTACHMENTS:**

1. Subcommittee Recommended Map
2. Average Unit Density Table Example
3. Revised Council Policy Language

**PREPARED BY:** Bettie Weiss, City Planner/JEL

**SUBMITTED BY:** Paul Casey, Assistant City Administer/Community Development Director

**APPROVED BY:** City Administrator's Office

Legend

Open Space

- Creeks
- Shoreline
- Parks
- Goleta Slough Natural Reserve

Hillside

- 1 Low Density Residential (Max 1 du/acre)
- 2 Low Density Residential (Max 2 du/acre)
- 3 Low Density Residential (Max 3 du/acre)

Suburban

- 3 Low Density Residential (Max 3 du/acre)
- Low Density Residential (Max 5 du/acre)
- Medium Density Residential (12 du/acre)
- Office Low Impact Research & Development

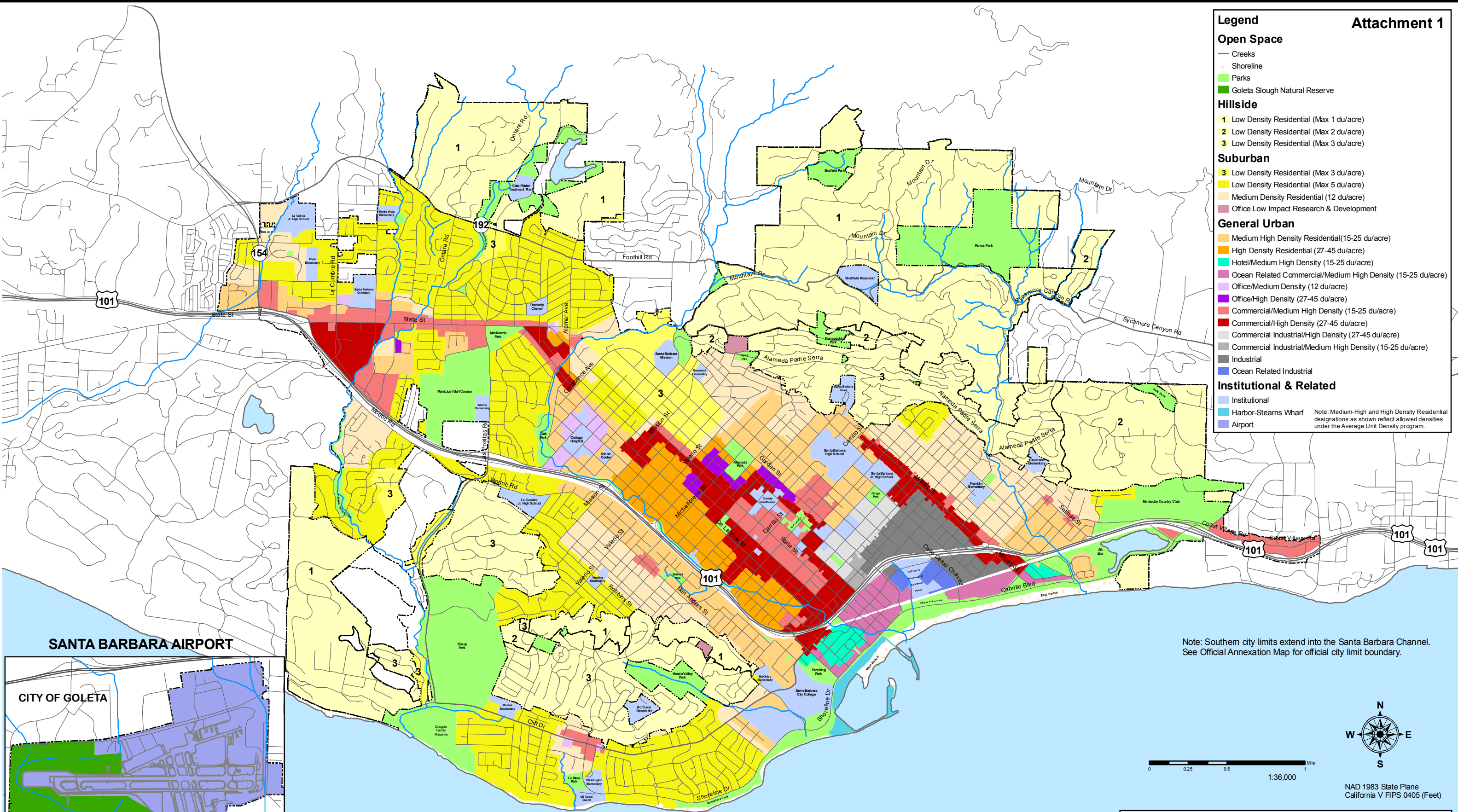
General Urban

- Medium High Density Residential (15-25 du/acre)
- High Density Residential (27-45 du/acre)
- Hotel/Medium High Density (15-25 du/acre)
- Ocean Related Commercial/Medium High Density (15-25 du/acre)
- Office/Medium Density (12 du/acre)
- Office/High Density (27-45 du/acre)
- Commercial/Medium High Density (15-25 du/acre)
- Commercial/High Density (27-45 du/acre)
- Commercial Industrial/High Density (27-45 du/acre)
- Commercial Industrial/Medium High Density (15-25 du/acre)
- Industrial
- Ocean Related Industrial

Institutional & Related

- Institutional
- Harbor-Stearns Wharf
- Airport

Note: Medium-High and High Density Residential designations as shown reflect allowed densities under the Average Unit Density program.

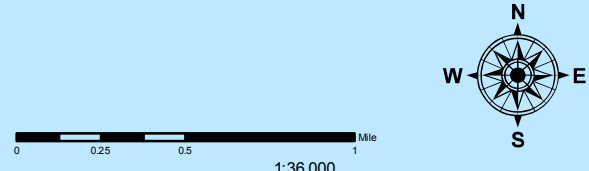


SANTA BARBARA AIRPORT

CITY OF GOLETA

UCSB

Note: Southern city limits extend into the Santa Barbara Channel. See Official Annexation Map for official city limit boundary.



NAD 1983 State Plane  
California V FIPS 0405 (Feet)

# City of Santa Barbara Draft General Plan Map

Map prepared by City of Santa Barbara, Planning Division, Feb 2011



***Plan Santa Barbara***  
Average Unit Density Program  
Medium-High Example

Average Unit Size	Density
1300 sq ft	15 du/ac
1250 sq ft	16 du/ac
1180 sq ft	17 du/ac
1115 sq ft	18 du/ac
1055 sq ft	19 du/ac
1000 sq ft	20 du/ac
955 sq ft	21 du/ac
910 sq ft	22 du/ac
870 sq ft	23 du/ac
835 sq ft	24 du/ac
800 sq ft	25 du/ac



## Revised Council Policy Language

### City Council Changes to the General Plan Update

(Includes PC Recommended Text Changes last reviewed on November 16, 2010)

1. Add the following paragraph per Council direction to Introduction page 28 to explain the intent of goal, policies and possible implementation actions that could be considered. Further explanation of how the elements are organized in the General Plan is included on pages 27 to 29 of the proposed General Plan document. In addition, each element includes an introduction page that explains the *Content of this Element*.

#### **Plan Elements, ~~and the Required Seven Goals, Policies and Implementation~~**

The 2010 General Plan is comprised of eight reorganized elements, including the seven mandatory elements included therein. Optional elements include Historic Resources, Environmental Resources, and Economy and Fiscal Health. Each of the elements contains a set of goals, policies and possible implementation actions to be considered.

The **goals** provide the general direction and desired outcome for each chapter within each respective element. The State of California General Plan Guidelines defines a goal as, “a direction setter. It is an ideal future end, condition, or state related to the public health, safety or general welfare toward which planning and planning implementation measures are directed. A goal is a general expression of community values and, therefore, is abstract in nature. A goal is generally not quantifiable, time-dependant or suggestive of specific actions for its achievement.”

A **policy** is the method to achieve the goals, and typically there are numerous policies under each goal. The General Plan Guidelines defines a policy as, “a specific statement that guides decision-making. It indicates a clear commitment of the local legislative body.”

**Implementation** strategies are specific methods to achieve the vision of a more sustainable community and provide **examples** of programs and actions that the City **may** take to achieve the goal and policy. The General Plan Guidelines define an implementation strategy as “a rule of measure establishing a level of quantity that must be complied with or satisfied. Implementation strategies further define the abstract terms of goals and policies.” To underscore that these are examples of what may be undertaken by the City, the subheading “**Possible Implementation Actions to be Considered**” is used throughout the document.

2. Incorporate a revised “Culture” discussion similar to the existing Land Use Element (pg. 10) “Culture” into the proposed General Plan City Profile Section (begins on pg. 44).
3. Amend the General Plan document and associated maps throughout different land use designations and locations for Medium High and High Density (from what was presented on October 26/27, 2010) are adopted by City Council:
4. Amend Growth Management, Non-Residential, Pg. 67 section to reflect 1.35 million net new square feet as the next increment of growth with pending, approved, and government buildings excluded from the 1.35 million net new square feet (see recommended policy edits below).



5. Incorporate the following FEIR Recommended Measures outlined in Exhibit H of the September 29 & 30, 2010 Planning Commission Staff Report, as amended by the City Council on October 26, 2010 into the appropriate General Plan elements. Each of these Recommended Measures should begin with “The City should consider...”

<b>Recommended Measures from FEIR</b>	<b>General Plan Update Policy</b>
<b>BIO-1:</b> Upland Habitat and Species Protection	<b>ER 12.3:</b> Oak Woodland Protection
<b>BIO-2:</b> Creeks, Wetland, and Riparian Habitat and Species Protection	<b>ER13.3:</b> Native Species Habitat Planning
<b>BIO-3:</b> Coastal Habitats and Species Protection ( <a href="#">Amend RM BIO-3.a., Native Habitat Restoration as follows: remove “enlarge” and replace with “improve”</a> )	<b>ER13.2:</b> Multi-Use Plan for Coast <b>ER13.4:</b> Coastal Bluff Scrub Protection
<b>GEO-1:</b> Sea Level Rise and Coastal Bluff Retreat	<b>PS9.3:</b> Modify the Local Coastal Plan
<b>HAZ-1:</b> Accident Risks	<b>PS8:</b> Hazards Avoidance Policies
<b>HAZ-2:</b> Hazardous Materials	<b>PS8:</b> Hazards Avoidance Policies
<b>HAZ-3:</b> Wildfire Hazards	<b>PS14:</b> Wildfire Hazards
<b>HYDRO-1:</b> Flood Hazards	<b>ER18.1:</b> Creek Setback Standards
<b>HYDRO-2:</b> Improve Water Quality at Area Beaches	<b>ER16.4:</b> Pharmaceutical Waste Education and Collection <b>ER16.5:</b> Beach Water Quality Improvement <b>ER16.6:</b> Watershed Action Plans
<b>HYDRO-3:</b> Minimize Debris and Trash	<b>ER16.7:</b> Minimize Debris and Trash
<b>NOISE-1:</b> Nuisance Noise	<b>PS10.3:</b> Neighborhood Noise Reduction
<b>CLIMATE-1:</b> Carbon Sequestration	<b>ER1.3:</b> Urban Heat Island Effect
<b>POP-1:</b> Improved Jobs/Housing Balance (1.b. Job Creation)	<b>Add to Economy and Fiscal Element, following EF20</b>
<b>POP-1:</b> Improved Jobs/Housing Balance (1.c. Locations of Affordable Housing)	<b>H22.10:</b> Location of Affordable Housing
<b>SOCIO-1:</b> Interior Noise Reduction Home Improvement Program	<b>PS11:</b> Sound Barriers
<b>VIS-2:</b> Community Character	<b>LG13:</b> Community Character

## LAND USE ELEMENT (pg. 91)

6. Amend Policy LG2 and Implementation Action LG2.1 as directed by Council to increase the 1 million non-residential square feet to 1.35 million net new non residential square feet and specify the revised amount of non-residential square footage allocated to the Small Additions, Vacant and Community Benefit categories.

**Limit Non-Residential Growth.** Establish the net new non-residential square-foot limitations through the year 2030 at 1.35 million square feet, and assess the need for increases in non-residential square footage based on availability of resources, and on economic and community need through a comprehensive Adaptive Management Program.

The 1.35 million square feet of non-residential development potential shall be allocated to the three following categories.

<u>Category</u>	<u>Square Footage</u>
<u>Small Additions</u>	<u>400,000</u>
<u>Vacant</u>	<u>350,000</u>
<u>Community Benefit</u>	<u>600,000</u>

Non-residential square footage associated with Minor Additions, demolition and replacement of existing square-footage on-site, projects that are pending and approved as of time of ordinance adoption, government buildings, and ~~sSphere of influence area~~ annexations are considered separately and in addition to the net new non-residential development established above.

Existing permitted square footage not in the City, but in the sphere of influence, that is part of an annexation shall not count as new square footage necessitating a growth management allocation. However, Once annexed, all development or developable parcels that propose net new square footage are subject to the limitations of the eCity's growth management ordinance. (LG2)

Possible Implementation Actions to be Considered

Amount of Non-Residential Growth. Provided it is demonstrated that it can be supported by available resources capacities, amend the City's Development Plan Ordinance (SBMC Section 28.87.300) to limit net new non-residential growth to 1.35 million square feet. Amend the non-residential development categories and allocation amounts to reflect this new development potential and definitions for each category. **(LG2.1)**

7. Amend the text of the Rental and Employer Housing Overlay Implementation Action to delete reference to 3 or more bedroom units. The focus of this implementation action is the overlay map. Policy direction for three or more bedrooms units that could be slightly larger is provided in Housing Element Implementation Action H11.10. Delete text defining areas because Rental and Employer Housing Overlay Map that is ultimately adopted by Council will reflect the areas where allowed.

Rental and Employer Housing Overlay. Encourage the construction of rental and employer housing, ~~including three+ bedroom units,~~ in the multiple family and commercial zones where residential use is allowed by providing increased density of overlays up to 50 percent ~~(over the Average Unit Density Incentive Program)~~ as shown on the Rental/Employer Housing Overlay Map (Figure \_). **(LG)**

~~This incentive would not apply to market rental or employer housing in the area with the Commercial Industrial Land Use Designation and C-M zoning or the Coast Village Road area.~~

8. Amend Policy LG7 to read:

**Community Benefit Non-Residential Land Uses.** ~~Net new non-residential square footage that includes one or more Community Benefit Land Uses shall be of a secondary priority to affordable housing.~~ Community Benefit Land Uses are determined by City Council and shall include ~~one or more Community Benefit Land Uses~~ the following categories:

[Community Priority,](#)  
[Economic Development,](#)  
[“Green” Economic Development,](#)  
[Small and Local Business,](#)  
[Development of Special Needs.](#)

9. Amend Implementation Action LG8.2 to read:

Limit Residential. Better define residential uses in the C-M Zone to both encourage affordable housing and to protect existing manufacturing and industrial uses.

10. Amend Implementation Action LG13.4 to read:

Building Height. Amend zoning standards to include special findings and super majority approval by the Planning Commission ~~and City Council~~ for Community Benefit projects that exceed 45 feet in height.

11. Amend and move Policy LG14 and Implementation Actions LG14.1 through LG14.5 from Land Use to Historic Resources Element. See Historic Resources section below.
12. Add Implementation Action LG17.4 as recommended by the Planning Commission and staff and in response to the Upper East Neighborhood Association for consideration of the activities associated with long established institutional uses in residential zones:

As part of neighborhood planning, as appropriate, initiate and conduct studies in residential neighborhoods that have various established institutional uses. The purpose of the study is to engage those who manage these institutional uses in a discussion with neighborhood representatives and City officials to develop “best practices” for the conduct of activities associated with the institutional land uses in order to improve their compatibility with their adjacent residential neighbors on a voluntary basis. Such a study should be conducted in the Upper East Neighborhood that has a unique concentration of existing institutional land uses. Subsequent to this study, and the identification of best practices, these practices should be considered citywide, as appropriate.

## **HOUSING ELEMENT (pg 197)**

13. Amend Policy H15 to read:

**Secondary Dwelling Units.** Second units ([granny units](#)) in single family zones shall be allowed within certain areas with neighborhood input to gauge level of support, but prohibited in the High Fire Hazard Zones to the extent allowed by the State laws applicable to second units. Second units may be most appropriate within a short walking distance from a main transit corridor and bus stop: (H15)

14. Merge Implementation Actions H15.1 and H15.2 as follows to avoid redundant language.

~~Second Units. Second units (granny units) may be appropriate within 10 minutes walking distance from a main transit corridor and bus stop. Consider incentives, such as: revised development standards for second units e.g., eliminating the parking requirements for second units, eliminating the attached unit requirement, reducing development costs by allowing one water, gas and electric meter and a single sewer line, developing an amnesty program for illegal second units. (H15.1)~~

Secondary Dwelling Unit Ordinance. Amend the Secondary Dwelling Unit Ordinance to provide more site planning flexibility and affordable-by-design concepts such as:

- Changing the existing size limitations to remove percentage of unit size and allowable addition requirements, and allowing a unit size range (300 – 700 s.f.);
- The square footage of the secondary dwelling unit shall be included in the floor-to-area ratio (FAR) for the entire property and shall be consistent with the Neighborhood Preservation Ordinance FAR;
- Eliminating the attached unit requirement;
- Changing the minimum lot size standard;
- Eliminating or adjusting affordability requirements;
- Allowing tandem parking and easing other parking requirements on a case-by-case basis; and
- Allowing one water, gas, and electric meter and a single sewer line;
- Developing an amnesty program for illegal second units which will comply with code requirements; and
- Developing guidelines and prototypes of innovative design solutions. **(H15.2)**

15. Amend Implementation Action H11.2 similar to 7 above and to specify land use designations where the rental/employer housing overlay is being recommended.

Affordable Rental and Employer Housing Overlay. Encourage the construction of rental housing and employer sponsored housing, including 3+ bedroom units, in the downtown center and identified areas of Medium High and High Density land use designations-the R-3/R-4 zones at affordable rental rates, by providing incentives such as:

- Increased density overlays up to 50 percent (over Average Unit Density Incentive Program).
- Higher Floor Area Ratios (FAR) when such standards are developed.
- More flexibility with zoning standards, (e.g., reduced parking standards).
- Expedited Design Review process.
- Fee waivers or deferrals. **(H11.2)**

## **OPEN SPACE, PARKS AND RECREATION ELEMENT (pg. 215)**

16. Amend Policy OP2 to add “access and connectivity” of public open space as a consideration when acquiring, improving, or maintaining access from and through neighborhoods.

**Open Space, Parks, Recreation and Trails Acquisition and Maintenance Funding.** The City shall develop a variety of ways and options to support acquisition and maintenance of public open space, and new development and redevelopment shall contribute commensurate with the incremental need generated. Access and connectivity between open spaces shall be considered in future acquisition and maintenance funding.

## **HISTORIC RESOURCES ELEMENT (PG. 235)**

17. Reorder and amend Historic Resource Element policies.

18. Move Policy LG14 (and Possible Implementation Actions to be Considered) from the Land Use Element to the Historic Resources Element as HR2 and amend to address the goal of maintaining the buffer areas as Medium/High Density. Also include language to allow some flexibility for higher densities for affordable housing projects that meet historic preservation goals.

**Historic Structures.** Protect Historic structures through building height limits, reduced densities and other development standards in downtown. **(LG14 to HR2)**

Possible Implementation Actions to be Considered

Reduced Densities. The Commercial Medium/High Density land use designation shall apply to those areas within 100 feet of historic resources. Flexibility to allow increased density for rental and employer housing shall be considered on a case by case basis if consistent with historic resource preservation goals of the city. **(HR2.1)**

Stepped Back Buildings. Stepping back buildings adjacent to historic resources and residential zones in the downtown urban centers. **(LG14.1 to HR2.2)**

Form Based Codes. Implement lower height limits in conjunction with Form-Based Codes where adjacent to historic structures. **(LG14.2 to HR2.3)**

Adaptive Reuse. Encourage the adaptation of the structure for uses other than the original intended use ~~When the original use of a historic structure is no longer viable, encourage the adaptation of the structure for uses other than the original intended use.~~ **(LG14.3 to HR2.4)**

Transfer of Development Rights (TDR). Create a residential TDR program for residential properties developed with historically significant buildings to enable the preservation of historical buildings without exceeding the recommended overall allowed combined General Plan densities of the parcels involved. **(LG14.4 to HR2.5)**

Historic Resource Buffers. Adopt the following City Policies and Design Guidelines as interim measures to establish buffer zones to further protect historic resources:

- a. Require all parcels within 100 feet of a Historic Resource located within the downtown center be identified and flagged for careful consideration by decision makers prior to approval of any development application ~~including increased bonus density proposals or consideration of increased densities for rental, employer and/or Affordable housing.~~
- b. Require all development proposed within 250 feet of historic adobe structures, El Presidio State Historic Park and other significant City Landmarks and the grouping of landmarks in close proximity to El Pueblo Viejo be subject to Preservation Design Guidelines to protect these resources. Protection may require actions such as adjustments in height, bulk, or setbacks.
- c. Adopt Interim Preservation Design Guidelines within 6 months of the *Plan Santa Barbara* General Plan Update adoption that outline suggested buffer protection methods establishing specific density, distance, setback, height limits, separation and step back criteria for new development on parcels adjoining designated Historic Resources. **(LG14.5 to HR2.6)**

**Historic Resource Protection.** Identify and/or designate Historic Districts or grouping of historic resources and consider additional implementation actions listed in LG13 ~~and LG14~~, such as

revised development standards, buffer protection and overlay zones to further protect historic resources. **(HR5 to HR3)**

Buffers. Establish permanent Historic Resource Buffers with priority focus on the historic adobe structures, the Brinkerhoff Avenue District, significant City Landmarks, and El Presidio State Historic Park. **(HR5.1 to HR3.1)**

**Development Adjoining Designated Historic Structures.** Development on parcels adjoining designated historic structures shall be designed, sited and scaled to be compatible with their historic neighbor and public enjoyment of the historic site. **(HR3 to HR4)**

Views. Review proposed buildings or additions to existing buildings on parcels adjoining designated historic structures as to how they may affect views of and from the historic structure. **(HR3.1 to HR4.1)**

19. Amend Implementation Action HR3.2 to consider harmful impacts to historic structures as a result of surrounding development.

Construction Adjacent to Historic Structures. Provide that construction activities adjacent to an important historical structure do not damage the historical structure. For projects involving substantial demolition and/or grading adjacent to an important historical structure, include any necessary measures to provide that such construction activities do not damage the historical structure, as determined in consultation with the City Urban Historian, or in approved Historic Structures Report recommendations. Such measures could include participation by a structural engineer and/or an historical architect familiar with historic preservation and construction in the planning and design of demolition or construction adjacent to important historic structures.

Where appropriate, require an evaluation study and mitigation for potential damage of certain significant historic structures (e.g., older adobe structures) shall be considered when adjacent development might result in a change in micro-climate of the affected historic structure. The evaluation study shall include a comparative assessment of potential harmful impacts that may result to the exterior or interior of the historic structure. Impacts to be studied may consist of the following: air circulation, humidity, temperature, heating and cooling dynamics, noise, vibration, air quality, light and shade conditions. The goal is to ensure no significant long-term harm or negative impacts would result in the condition or environment of the historic structure. **(HR3.2 to HR4.2)**

## **ENVIRONMENTAL RESOURCES ELEMENT (pg. 239)**

20. Add language to Policy ER7 that allows development within buffer areas if the City can determine that diesel emission risks can be reduced, or until the CARB develops additional regulations.

**Highway 101 Set-Back.** New development of residential or other sensitive receptors (excluding minor additions or remodels of existing homes or one unit on vacant property) on lots of record within 250 feet of U.S. Hwy 101 will be prohibited in the interim period until California Air Resources Board (CARB) phased diesel emissions regulations are implemented and/or until the City determines that diesel emission risks can be satisfactorily reduced. The City will monitor the progress of CARB efforts and progress on other potential efforts or measures to address diesel emissions risks. **(ER7)**



21. Add a new Implementation Action under policy ER25 to address Coastal Bluff Determinations to read:

Site Specific Coastal Bluff Location Analysis. Any mapped illustration, description of, or reference to a “coastal bluff” in the *Plan Santa Barbara* planning, background, or environmental documents should trigger the requirement for professional site-specific coastal bluff location analysis as part of the application for development on a parcel, rather than to be a conclusive determination that a “coastal bluff” now exists, or at any time during the historic record has existed, on that parcel.

22. Add back as Implementation Action ER 17.3 the following draft program from the March 2010 Draft GPU that was inadvertently left out of the September 2010 Draft GPU:

Floodplain Mapping Update. Update the Flood Insurance Rate Maps (FIRM) floodplain boundaries for Special Flood Hazard Areas such as the Mission and Sycamore creek drainages and Area A near the Estero.

23. Amend Implementation Action ER27.1 to read:

Underground Utilities. Cooperate with developers and utility companies to underground as many as possible overhead utilities in the city by 2030. Establish a listing of priority street segments with realistic target dates in the capital improvements program and continue to support neighborhood efforts for undergrounding.

#### **CIRCULATION ELEMENT (pg. 257)**

24. Amend the following Circulation Element Policies and Implementation Action to read:

Transportation Infrastructure Enhancement and Preservation. Assess the current and potential demand for alternative transportation and where warranted ~~increase~~ the availability and attractiveness of alternative transportation by improving related infrastructure and facilities without reducing vehicle access. **(C1)**

Circulation Improvements. Where existing or anticipated congestion occurs, improve traffic flow in conjunction with providing improved access for pedestrians, bicycles and public and private transit, through measures that might include physical roadway improvements, ~~and~~ Travel Demand Management (TDM) strategies and others. **(C6)**

Downtown Public Parking Pricing. Work with ~~Downtown~~ stakeholders to develop a public on-street parking program that will reduce commuter use of the customer parking supply and increase the economic vitality of Downtown. **(C6.4)**

#### **PUBLIC SERVICES AND SAFETY ELEMENT (pg. 269)**

25. Amend Implementation Action PS10.1 as follows to allow 65 dB(A) as the noise guideline for residential land uses but maintain the noise guideline as 60 dB(A) in single family residential zones.

**Noise Guidelines for Residential Zones.** Take into consideration the surrounding existing and future legal land uses in establishing noise standards for residential uses. **(PS10)**

Possible Implementation Actions to be Considered

Noise Levels. Update the General Plan Noise Element Land Use Compatibility Guidelines including establishing 65 dB(A) CNEL as the appropriate maximum outdoor noise level for residential land uses in commercial and multi-family zones while maintaining 60 dB(A) CNEL in single family zones. This ambient noise guideline for residential building construction shall assure indoor noise levels meet building code requirements of 45 dB(A) level. **(PS10.1)**

26. Add Implementation Action 10.3 to assess noise effects caused by non-residential activities and events in residential neighborhoods.

Neighborhood Noise Reduction. To further General Plan policies for maintaining quiet, high quality neighborhoods, require more detailed noise assessments for proposed special, conditional, and institutional uses with activities and events that may cause noise effects to residential neighborhoods. **(PS10.3)**

27. Add the following Policy to Public Services and Safety Element:

**Fire Prevention and Creek Restoration.** Coordinate fire prevention and creek protection planning through the development of a set of best practices, within and adjacent to creek corridors. **(PS14)**





# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** March 1, 2011

**TO:** Mayor and Councilmembers

**FROM:** City Clerk's Office, Administrative Services Department

**SUBJECT:** Appointments To City Advisory Groups

### **RECOMMENDATION:**

That Council make appointments to the Fire and Police Commission, the newly-established Neighborhood Advisory Council, and the Rental Housing Mediation Task Force.

### **DISCUSSION:**

On February 8, 2011, Council interviewed applicants of the Fire and Police Commission, the Neighborhood Advisory Council (NAC), and the Rental Housing Mediation Task Force. An additional interview opportunity for applicants to the NAC was held on February 10, 2011, by the Council Subcommittee, comprised of Councilmembers Frank Hotchkiss, Grant House and Bendy White.

The Guidelines for the City of Santa Barbara Advisory Groups, Resolution No. 06-092, states that applicants are required to appear for an interview before the City Council. The names of applicants failing to appear for an interview are removed from the list of persons eligible for appointment. A list of applicants eligible for appointment is attached.

**ATTACHMENT:** List of Eligible Applicants

**PREPARED BY:** Cynthia M. Rodriguez, City Clerk Services Manager

**SUBMITTED BY:** Marcelo A. López, Administrative Services Director

**APPROVED BY:** City Administrator's Office

**FIRE AND POLICE COMMISSION**

- One vacancy.
- Term expires 12/31/2012.
- Qualified elector of the City.
- Appointee may not hold any full-time paid office or employment in City government.

<b>CATEGORY (Number of Vacancies)</b>	<b>APPLICANT</b>	<b>Incumbent Appt. Dates (Years Served)</b>	<b>Applicant's Preference (1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>)</b>	<b>Notes</b>
<b><i>Qualified Elector (1)</i></b>	Diego Torres-Santos		1) Neighborhood Advisory Council; 2) Fire and Police Commission	

## NEIGHBORHOOD ADVISORY COUNCIL

- 13 vacancies.
- Three terms expire 12/31/2011                      - Three terms expire 12/31/2013  
Three terms expire 12/31/2012                      - Four terms expire 12/31/2014
- Residents of the City who need not be qualified electors:
- Eight representatives of the following neighborhoods:
  - Eastside    - Lower Westside
  - Laguna   - West Downtown
  - Lower Eastside                                      - Westside
- No more than three members from a single neighborhood
- Five representatives of the public at large.
- Appointees may not hold any full-time paid office or employment in City government.

**Note:** Applicants of the “Neighborhood Representatives” category are also eligible for the “Public at Large” category.

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> )	Notes
<b><i>Neighborhood Representatives (8)</i></b>  <b><u>Note:</u> No more than 3 members from a single neighborhood</b>	Rose Aldana			Eastside
	Sebastian Aldana, Jr.			Eastside
	Sharon Byrne			West Downtown
	Sally Foxen			Lower Westside
	Naomi Greene			Eastside
	Javier Limón			Lower Westside

(Cont'd)

## NEIGHBORHOOD ADVISORY COUNCIL (CONT'D)

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> )	Notes
<b><i>Neighborhood Representatives (Cont'd)</i></b>	Dorothy Littlejohn			Eastside
	Raquel Mendoza			West Downtown
	Javier Moreno			West Downtown
	Theresa Peña			Eastside
	Bonnie Raisin			Laguna
	Ana Soto			Eastside
	Diego Torres-Santos		1) Neighborhood Advisory Council; 2) Fire and Police Commission	West Downtown
	Cesar Trujillo			Laguna
	Olivia Uribe			Eastside
	Tony Vassallo			West Downtown

(Cont'd)

## NEIGHBORHOOD ADVISORY COUNCIL (CONT'D)

**Note:** Applicants of the “Neighborhood Representatives” category are also eligible for the “Public at Large” category.

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> )	Notes
<b><i>Public at Large (5)</i></b>	Rick Goodfriend			
	Sally Kingston			
	Beatriz Molina			
	Elvira Quiroga			
	Holly Walters			

## RENTAL HOUSING MEDIATION TASK FORCE

- Five vacancies.
- One term expires 12/31/2011  
One term expires 12/31/2012
- Two appointees must be residents of the City:
  - Three landlords
  - Two tenants

- One term expires 12/31/2013
- Two terms expire 12/31/2014

Note: Non-resident members must be owners of residential rental property within the City limits or affiliated with organizations concerned with landlord-tenant issues within the City limits.

- Appointees may not hold any full-time paid office or employment in City government.

CATEGORY (Number of Vacancies)	APPLICANT	Incumbent Appt. Dates (Years Served)	Applicant's Preference (1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> )	Notes
<b>Landlords (3)</b>	Meredith Furman			City
<b>Tenants (2)</b>	None			



Agenda Item No. \_\_\_\_\_

File Code No. 440.05

# CITY OF SANTA BARBARA

## COUNCIL AGENDA REPORT

**AGENDA DATE:** March 1, 2011

**TO:** Mayor and Councilmembers

**FROM:** City Administrator's Office

**SUBJECT:** Conference With Labor Negotiator

**RECOMMENDATION:**

That Council hold a closed session, per Government Code Section 54957.6, to consider instructions to City negotiator Kristy Schmidt, Employee Relations Manager, regarding negotiations with General, Treatment and Patrol, and Supervisory bargaining units and regarding discussions with unrepresented management about salaries and fringe benefits.

**SCHEDULING:** Duration, 30 minutes; anytime

**REPORT:** None anticipated

**PREPARED BY:** Kristy Schmidt, Employee Relations Manager

**SUBMITTED BY:** Marcelo López, Assistant City Administrator

**APPROVED BY:** City Administrator's Office